

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 25, 1978, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich

Alderman Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari and Rankin

ABSENT: Alderman Puil

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major A. MacBain of the Salvation Army.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Brown,
SECONDED by Ald. Bellamy

THAT the Minutes of the following meetings be adopted:

Regular Council (Except 'In Camera')	of July 11, 1978
Special Council (Court of Revision)	of July 11, 1978
Special Council (Public Hearing)	of July 11, 1978
Special Council (Penthouse Hearing)	of July 12, 1978

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Bellamy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS1. Regulation of Shopping Hours

Council, on June 20, 1978, after hearing a number of delegations on Regulation of Shopping Hours, deferred consideration of a City Manager's report of March 23, 1978, on the topic. Also, on July 11, 1978, Council deferred a memorandum from the Mayor which included a number of recommendations, pending consideration of the whole matter when the results of the Downtown Business Association's survey is before Council.

Pursuant thereto, Council noted a brief, dated July 19, 1978 from the Association enclosing a copy of a survey of residents' attitudes on shopping hours.

Cont'd.....

Regular Council, July 25, 1978.

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UNFINISHED BUSINESS (Cont'd)

Regulation of Shopping Hours (Cont'd)

MOVED by Ald. Brown

THAT the Director of Legal Services submit an amendment to the Shop Closing By-law which will permit unlimited shopping hours.

- LOST

(Ald. Bellamy, Ford, Gerard, Gibson, Harcourt,
Kennedy, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Rankin

THAT the following recommendations of the Mayor be amended and then approved as follows:

1. Council approve the provisions of recommendation No. 3 on page 4 of the Manager's report dated March 23, 1978. This will involve a By-law Amendment to do the following:
 - a) require "screening off" of certain items which are excluded from sale during "after hours";
 - b) create a new category known as "souvenir shop" which would be exempt from closing hours under certain conditions.
2. The By-law also provide for exceptions of certain stores in special character areas which may be determined by Council (e.g. Gastown)
3. There be no extension of present retail shopping hours.
4. The Director of Permits & Licenses review the entire retail store situation as far as Sunday openings are concerned to determine those which are clearly in contravention of the provisions of the Lord's Day Act.
5. The Director be instructed to request those stores to cease opening for business on Sundays.
6. Where such warning is ignored the Director be instructed to proceed with prosecution.
7. The Attorney-General be requested to provide permission for prosecution in all situations where prosecution may be warranted; and should the Attorney-General refuse to grant permission, the Acting Director of Permits and Licenses and the Director of Legal Services will then report to Council pertinent information in respect of the 'show cause' procedure.
8. If a store is convicted and continues to operate on Sundays in violation of the law, such store be required to show cause why its business license should not be suspended.

- CARRIED

(Ald. Brown opposed to recommendations 1, 3, 5, 6, & 7)

Underlining denotes amendment

Regular Council, July 25, 1978.

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COMMUNICATIONS OR PETITIONS

1. Grant Request - Participation in Western Canadian Soccer Championship.

In a letter dated July 18, 1978, the Juvenile Sports Chairman of the Royal Canadian Legion (Grandview Branch) requested a grant of \$3,000 to assist the Legion's sponsored soccer team travelling to Brandon, Manitoba for the Western Canadian Soccer Championship.

MOVED by Ald. Rankin

THAT a grant of \$1,000 to the Royal Canadian Legion (Grandview Branch) be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Brown, Ford and Kennedy opposed)

2. Personal Care Homes - Guidelines
D.P.A. 1180 West 15th Avenue

The following memorandum, dated July 20, 1978, from the City Clerk was noted:

" Council on July 11, 1978 after hearing a delegation on the above subject passed the following motion:

"THAT further consideration of this matter be deferred to the next meeting of Council, and in the meantime, the Director of Planning meet with the neighbouring residents and the applicants to reconsider this matter, based on the undertaking given this day that the building will be used as a commercial boarding house, and the Director of Planning report to the next meeting of Council on the result of this meeting."

The Director of Planning is unable to report to this meeting as directed but will report to the next meeting of Council.

It is therefore requested that this matter be deferred to the Council meeting of August 1, 1978. "

MOVED by Ald. Harcourt

THAT the foregoing request to defer the report of the Director of Planning to the August 1st Council Meeting, be granted.

— CARRIED UNANIMOUSLY

Regular Council, July 25, 1978.

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COMMUNICATIONS OR PETITIONS (Cont'd)

3. Development Permit Application
1240 Robson Street.

In a letter dated July 20, 1978, Romses, Kwan & Associates requested to appear as a delegation later this day, concerning the Development Permit Application for 1240 Robson Street.

MOVED by Ald. Harcourt

THAT the aforementioned delegation request from Romses, Kwan and Associates, be approved.

- CARRIED UNANIMOUSLY

4. "Views from Bridges"

The Community Arts Council, in a letter dated July 20, 1978 requested permission to address Council on the subject of "Views from Bridges" when it is before Council on August 1, 1978.

MOVED by Ald. Harcourt

THAT the foregoing delegation request from the Community Arts Council, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
JULY 21, 1978

Works & Utility Matters
(July 21, 1978)

The Council considered this report, which contains seven clauses, identified as follows:

- C1. 1. Underground Steam Duct across Rogers Street - United Grain Growers Ltd.
- C1. 2. Street Lighting Contract No. 116.
- C1. 3. Metrication - Local Improvement Procedure By-law.
- C1. 4. Closure of Portion of Lane West of Howe Street, between Nelson Street and Approximately 155 feet South Lots 1-8 and 32-38, Block 81, D.L.541, Plan 210.
- C1. 5. Local Improvement Court of Revision 446, Schedule 73, March 30, 1978.
- C1. 6. Request to Cancel Local Improvement Project (Paving Lane South of 29th Avenue, Balaclava to the Lane East of Blenheim, 447/232)
- C1. 7. Tender 784 - Street Pavement & Curbs.

Clauses 1, 2, 3 & 4

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Local Improvement Court of Revision
446, Schedule 73, March 30, 1978
(Clause 5)

MOVED by Ald. Marzari

THAT the Local Improvement Project on the North side of Hastings Street, from Richards to Cambie Streets, be not undertaken.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Rankin and the Mayor opposed)

Regular Council, July 25, 1978. 5.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Works & Utility Matters (Cont'd)

Local Improvement Court of Revision
446, Schedule 73, March 30, 1978
(Clause 5) (Cont'd)

MOVED by Ald. Harcourt

THAT the Local Improvement Project on the North Side of Hastings Street, from Richards to Cambie Streets be proceeded with.

- CARRIED

(Ald. Marzari opposed)

Request to Cancel Local Improvement Project - Lane South of 29th Avenue Balaclava to the Lane East of Blenheim.
(Clause 6)

MOVED by Ald. Rankin

THAT the City Engineer be directed to proceed with paving the lane south of 29th Avenue, Balaclava to the lane east of Blenheim;

FURTHER THAT the City Engineer undertake to contact the owners involved, with respect to actual paving width.

- CARRIED UNANIMOUSLY

Tender 784 - Street Pavement and Curbs
(Clause 7)

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(July 21, 1978)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Renovations - East Health Unit - 2610 Victoria Drive.
Cl. 2. Keeping of Chickens at 5515 Rhodes Street.

Renovations - East Health Unit -
2610 Victoria Drive
(Clause 1)

MOVED by Ald. Gibson

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Keeping of Chickens at
5515 Rhodes Street.
(Clause 2)

MOVED by Ald. Rankin

THAT this clause be deferred, pending the hearing of the delegations as requested.

- CARRIED

(Ald. Gibson and Kennedy opposed)

Regular Council, July 25, 1978.

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(July 21, 1978)

The Council considered this report, which contains eight clauses, identified as follows:

- Cl. 1. New Vancouver Building By-law - Adoption of National Building Code, 1977 Edition.
- Cl. 2. Riley Park N.I.P. Appropriation of Funds: Riley Park and Prince Edward Park Fieldhouse Improvements.
- Cl. 3. Granville Island - Proposed Development.
- Cl. 4. 4642 Dunbar Street - "Alouette House" D.P.A. 80755
- Cl. 5. 1240 Robson Street, D.P.A. No. 80580
- Cl. 6. Enclave 17, Champlain Heights.
- Cl. 7. Kensington N.I.P. Additional Funds for Gray's Park Community House.
- Cl. 8. Collective Parking Lot - 2500 Block Franklin St.

New Vancouver Building By-law -
Adoption of National Building Code,
1977 Edition.
(Clause 1)

In considering this clause, the Acting Director of Permits and Licenses enquired re membership in Section 2.11.2.1(1)(h) in the By-law. The Mayor suggested that Mr. Hebert, in consultation with the City Manager, submit a report on this matter of membership.

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4.

MOVED by Ald. Ford

THAT the recommendation of the City Manager, as contained in clause 2 be approved, and clauses 3 and 4 be received for information.

- CARRIED UNANIMOUSLY

D.P.A. No.80580
1240 Robson Street
(Clause 5)

For Council Action on this clause, see pages 11 and 12.

Enclave 17, - Champlain Heights
(Clause 6)

Due to a conflict of interest, Alderman Harcourt was excused from voting on this item by the Mayor.

MOVED by Ald. Brown

THAT the recommendation of the City Manager, as contained in this clause be approved, and in subsequent dealings re other enclaves, the comments of the Director of Finance be kept in mind.

- CARRIED UNANIMOUSLY
(Ald. Harcourt excused)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

Kensington N.I.P. Additional Funds
for Grav's Park Community House
(Clause 7)

MOVED by Ald. Gibson

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Collective Parking Lot -
2500 Block Franklin Street.
(Clause 8)

Alderman Bellamy requested that Council delay decision on this matter until he has had an opportunity to obtain further information from the affected owners.

MOVED by Ald. Bellamy

THAT this clause be deferred and considered by Council on August 15, 1978.

- CARRIED UNANIMOUSLY

The Council recessed at 11.00 a.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 11.45 a.m. with the same Members present.

Licenses & Claims Matters
(July 21, 1978)

License Application for Super Love
Products Ltd., 1043 Granville St.
(Clause 1)

MOVED by Ald. Rankin

THAT consideration of this matter be deferred, pending the hearing of the delegation as requested.

- CARRIED UNANIMOUSLY

Finance Matters (July 21, 1978)

The Council considered this report, which contains five clauses, identified as follows:

- C1. 1. Closure of Branch Library - Killarney School.
- C1. 2. Inclusion of Post Paid Envelopes with Tax Billings.
- C1. 3. Attendance of the Vancouver Fire Department Band at the Penticton Peach Festival.
- C1. 4. Payment for Promotional Services to Mr. H. MacDonald relating to The Orpheum Organ.
- C1. 5. Community Services Grant Program.

Clauses 1 and 2.

MOVED by Ald. Bellamy

THAT clause 1 be received for information, and the recommendation of the City Manager, as contained in Clause 2, be approved.

- CARRIED UNANIMOUSLY

Regular Council, July 25, 1978.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Attendance of Vancouver Fire Department Band at Penticton Peach Festival (Clause 3)

MOVED by Ald. Bellamy

THAT the Vancouver Fire Department Band be granted permission to participate in the Penticton Peach Festival Parade on August 5, 1978, with the Members providing their own transportation and the City providing a subsidy of \$25.00 per member to cover the cost of gasoline, at a total cost of \$750.00, which will be funded from Contingency Reserve.

- CARRIED UNANIMOUSLY

Payment of Promotional Services to Mr. H. MacDonald, relating to The Orpheum Organ (Clause 4)

In considering this clause, it was advised that Council cannot make a grant to an individual; it was, therefore,

MOVED by Ald. Bellamy

THAT the sum of up to \$4,000 be approved as payment to Mr. H. MacDonald, for services in respect of the restoration of The Orpheum organ.

- CARRIED UNANIMOUSLY

Community Services Grant Program. (Clause 5)

MOVED by Ald. Brown

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Council varied the Agenda to consider the following City Manager's report.

B. City Manager's Report (July 18, 1978)

Health Department Protection Program for Perishable Foods.

MOVED by Ald. Gibson

THAT this report of the City Manager, be received for information.

- CARRIED UNANIMOUSLY

Council recessed at 12.00 noon to reconvene in the Council Chamber at 2.00 p.m.

Regular Council, July 25, 1978.

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The Council, in Committee of the Whole, reconvened in the Council Chamber at 2:00 p.m., with Mayor Volrich in the Chair, and the same Members present.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of a party of adults and children from the Big Sisters of Halifax, Nova Scotia, on an exchange program with the Big Sisters of Vancouver, under the direction of Ms. Pat McGhee.

REPORT V.

Street Prostitution

In a report dated July 6, 1978, the Police Department reported on the problem of street prostitution in the downtown core of the City. The report outlined a three-phase strategy which the police and other involved agencies propose to follow in efforts to alleviate the problem. This strategy is:

" PHASE I

Phase I will concentrate Police efforts to control the annoyances created by vehicular traffic by enforcement of existing law, e.g. Motor Vehicle Act Regulations re obstruction, squealing tires and horn blowing. The Traffic Division will deploy units to supplement patrol units in enforcing these regulations during the late evening and early morning hours.

(2) To augment the Davie Street beat with two members of the School Liaison Office and members at 52 Water Street. These additional members will be concentrating their efforts, in concert with the Department of Human Resources, on juveniles involved in prostitution and those potentially vulnerable in this regard.

(3) Morality and Immigration to work together in an attempt to remove alien prostitutes.

PHASE II

Phase II deals with those environmental factors which are contributing to the problem - liquor outlets, all-night cafes, clubs and convenience stores.

1. That the liquor store at Bute and Davie Streets either be removed or that the closing hour be 6:00 p.m.
2. That the hours of operation of the various clubs, cafes and convenience stores be curtailed to a common closing time (suggested) of 02:00 hours.

The effect of this phase, if implemented, would be to make the social and environmental factors more conducive to normality both in regard to traffic and street prostitution.

A combined report from Social Planning and Police will be submitted examining these proposals as to their feasibility.

PHASE III

Phase III calls for a change in the law. To be totally effective, to provide a long term solution to the problem lies in a concerted effort by the entire Justice System and the many resource groups within our City. The Police support any change in law which will make for effective enforcement and control of prostitution in our City. "

Regular Council, July 25, 1978.

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Street Prostitution (Continued)

Superintendent Page reviewed the report and indicated that Phase I has already been implemented and is alleviating some of the problems.

A combined report from the Social Planning and Police Departments on the feasibility of Phase II will be before Council shortly.

MOVED by Ald. Bellamy

THAT the Mayor and Aldermen request the Federal Government to amend Section 195-1 of the Criminal Code by including the words "Loitering for the Purpose of Prostitution".

- LOST

(Ald. Brown, Ford, Gibson, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Rankin

THAT the strategies outlined in Phase II in the Police Department's report dated July 6, 1978, be approved.

- (deferred)

At the suggestion of the Mayor, Alderman Rankin agreed to defer the above motion to the Council Meeting on August 15, 1978, when the joint report from Social Planning and Police Departments on the feasibility of the proposals outlined in Phase II will be before Council.

MOVED by Ald. Rankin

THAT Council urge the Federal Government to introduce suitable legislation to resolve the current problem of street prostitution; this legislation to encompass all persons involved in street prostitution.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Grant Appeals

In accordance with established procedure, the following organizations addressed Council appealing Council's decisions on their grant applications.

1. New Age Community Centre

Ms. J. McIntyre addressed Council and reviewed the Centre's program. The Centre provides training for counsellors in the field of Death and Dying and also operates a twenty-four hour hot-line telephone service. Ms. McIntyre urged Council to approve a grant to the Centre.

MOVED by Ald. Gerard

THAT the representation from the New Age Community Centre be received and no further action taken.

- CARRIED UNANIMOUSLY

Regular Council, July 25, 1978.

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DELEGATIONS (Cont'd)Grant Appeals (Cont'd)2. Chown Adult Day Care Centre

A representative of the Social Planning Department stated that the department has been awaiting completion of a study on Adult Day Care Centres by the Department of Human Resources. However, it has recently been learned that Adult Day Care Services will now come under the Long Term Care Program, and therefore, the Department of Human Resources has abandoned its study and the Long Term Care Program will be undertaking this study.

The Social Planning Department will be recommending to Council, at a later date, that funding for those Adult Day Care Centres which have already received grants from Council, be extended to the end of March, 1979. The Social Planning Department recommended a grant of \$5,546 to cover the period from August 1978 to March 1979 be approved to the Chown Adult Day Care Centre.

Ms. L. Slade addressed Council in support of the Chown Adult Day Care Centre's grant appeal.

MOVED by Ald. Rankin

THAT a one-time only grant of \$5,546 to the Chown Adult Day Care Centre, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

3. Canadian Memorial Church

Mr. G. Shafer appealed Council's decision to not approve a grant to the Canadian Memorial Church towards repair of the gym floor. Mr. Shafer stated the recreation facilities at the church are used by the community and not restricted to church members only.

MOVED by Ald. Ford

THAT the representation from the Canadian Memorial Church be received and no further action taken.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)Building & Planning Matters (Cont'd)1240 Robson Street,
Development Permit Application # 80580
(Clause 5)

Earlier this day Council agreed to hear a representation from Romses Kwan & Associates - Architects, for a proposed development at 1240 Robson Street.

In a City Manager's report dated July 21, 1978, the Director of Planning reviewed the application and the reasons why the Development Permit Board referred it to Council for consideration and advice on the appropriate parking requirements. In this report the City Manager submits for consideration the choice between -

- a) 9 spaces as strongly requested by the applicant and supported by the majority of the D.P.B.; or
- b) 17 spaces as recommended by the City Engineer and a majority of the Advisory Panel.

Cont'd.....

Regular Council, July 25, 1978.

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CITY MANAGER'S & OTHER REPORTS (Cont'd.)

Building & Planning Matters (Cont'd)

D.P.A. 1240 Robson Street (Cont'd)

The City Engineer put forward his reasons for recommending that 17 parking spaces be required for this development, and the Director of Planning also stated his views in this matter.

Mr. Mayuga, Romses, Kwan & Associates, addressed Council and read from a brief (circulated). The brief put forward reasons why only nine parking spaces should be required for this development.

MOVED by Ald. Brown

THAT Development Permit Application No.80580 be approved on the basis of the developer providing nine parking spaces.

- CARRIED UNANIMOUSLY

Personnel Matters
(July 21, 1978)

Workers' Compensation Board
Health & Safety Regulations
(Clause 1)

During consideration of this clause, the City Engineer stated that his department is opposed to the proposed regulations and had opposed this measure at the Workers' Compensation Board hearing on the new regulations. He also indicated that, in addition to the costs outlined in the report, additional expenditures would be required. The Mayor requested the City Manager to prepare a memorandum on further implications of these new regulations. Alderman Ford requested that the City Manager investigate the possibility of using the School Board Audiometric program during the school summer holidays.

MOVED by Ald. Bellamy

THAT consideration of this report be deferred to the next meeting pending receipt of the additional information requested.

- CARRIED UNANIMOUSLY

Property Matters
(July 21, 1978)

The Council considered this report, which contains ten clauses, identified as follows:

- C1. 1. Demolitions - 1959 Pandora Street
- C1. 2. Demolitions - 2743-45 Point Grey Road
- C1. 3. Lane North of Georgia between Kootenay Street and Boundary Road.
- C1. 4. Burrard Street Widening - 1917-1935 Burrard Street Compensation.
- C1. 5. Establishment for Lane Purposes. N/W Corner King Edward and Windsor.
- C1. 6. North Services District Centre - 1720 Grant Street Lease Renewal.
- C1. 7. Sale of Former Haro Park Site to B'nai B'rith Society
- C1. 8. Sale of City-owned lot on West side of Main, North of 33rd to abutting owner.
- C1. 9. Rental Review - Portion of Terminal Avenue - C.N. Railway Company.
- C1.10. 1186 Davie Street - Demolition by Council Order.

Cont'd....

Regular Council, July 25, 1978.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters (Cont'd)

Clauses 1 - 9 inclusive

MOVED by Ald. Rankin

THAT clauses 1 and 2 be received for information and the recommendations of the City Manager, as contained in clauses 3, 4, 5, 6, 7, 8 and 9, be approved.

- CARRIED UNANIMOUSLY

1186 Davie Street -
Demolition by Council Order
(Clause 10)

MOVED by Ald. Rankin

THAT Council instruct the Supervisor of Properties to proceed in accordance with the Council resolution of May 2, 1978, instructing him to demolish the premises at 1186 Davie Street.

- CARRIED UNANIMOUSLY

C. Manager's Report
(July 20, 1978)

Tenders for Alterations and Additions
to Carnegie Library

MOVED by Ald. Harcourt

THAT recommendation 'A' of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT recommendation 'B' of the City Manager, as contained in this report, be approved.

- CARRIED

(Ald. Kennedy opposed)

At the request of Alderman Ford, the Mayor directed that this report be referred to the Heritage Advisory Committee for information.

D. Manager's Report
(July 20, 1978)

Development Corporation:
Carnegie Library Building

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this report be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at 3:50 p.m. to reconvene at 4:05 p.m. with Alderman Kennedy absent.
- - - - -

Regular Council, July 25, 1978.

14.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)E. Manager's Report
(July 20, 1978)New Central Hotel and Ferry Hotel

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

F. Manager's Report
(July 21, 1978)Grant in Lieu of License Fee for
The Vancouver Sea Festival Society

MOVED by Ald. Bellamy,

THAT a grant to the Vancouver Sea Festival Society, in lieu of the license fee, as described in the City Manager's report of July 21, 1978, be approved.

- LOST

(Ald. Brown, Ford, Gerard,
Marzari and Rankin opposed)NOT HAVING RECEIVED
THE REQUIRED MAJORITYI. Report of Standing Committee
on Community Services
(July 13, 1978)

The Council considered this report, which contains nine clauses, identified as follows:

- C1. 1. Liquor Permit Application - 1216 Robson Street.
- C1. 2. Liquor Permit Application - 2257 Kingsway.
- C1. 3. Liquor Permit Application - 1138 Granville Street.
- C1. 4. Operation of Establishment at 1055 Seymour Street.
- C1. 5. Liquor Permit Application - Lot 39, False Creek.
- C1. 6. Request to Purchase Surplus City Furniture
- C1. 7. Fire By-law Upgrading - Austin Hotel.
- C1. 8. Rory's Towing Ltd., and Westburn Services Ltd. Licenses.
- C1. 9. Downtown Community Workers re Chronic Alcoholics.

Clauses 1, 2 & 3.

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3, of this report, be approved.

- CARRIED UNANIMOUSLY

Operation of Establishment at
1055 Seymour Street.
(Clause 4)

As requested by the Committee, the City Manager reported on the current status of the prosecution relating to the operation of this establishment.

MOVED by Ald. Rankin

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Regular Council, July 25, 1978.

15.

STANDING COMMITTEES & OTHER REPORTS

Community Services (Cont'd)

Liquor Permit Application
Lot 39, False Creek
(Clause 5)

MOVED by Ald. Rankin

THAT the recommendation of the Committee be amended and then approved as follows:

'The Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81140 to Mr. Hemerling for Frank Stanzl Construction to establish a holding bar in the approved restaurant on the east side of Leg in Boot Square in Area 6 of False Creek.'

- CARRIED UNANIMOUSLY

Request to Purchase Surplus
City Furniture
(Clause 6)

During consideration of this clause, the Mayor requested the City Manager to review the present procedures and guidelines related to the sale of surplus city furniture and equipment to non-profit organizations for a nominal sum, for report to Council.

MOVED by Ald. Rankin

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Fire By-law Upgrading
Austin Hotel
(Clause 7)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Rory's Towing Ltd., and
Westburn Services Ltd., Licenses.
(Clause 8)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Marzari and the Mayor opposed)

Downtown Community Workers re
Chronic Alcoholics
(Clause 9)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Regular Council, July 25, 1978.

16.

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

II. Report of Standing Committee
on Planning and Development
(July 13, 1978)

The Council considered this report, which contains four clauses, identified as follows:

- Cl. 1. Kingsway Task Force.
- Cl. 2. Redevelopment of North Shore of False Creek.
- Cl. 3. Amendments to the National Housing Act.
- Cl. 4. Enclave 15, Champlain Heights.

Kingsway Task Force
(Clause 1)

During consideration of this clause Council noted a letter dated July 21, 1978 from the solicitor for Poplar Enterprises Ltd., the owner of the property at 3090 Kingsway. The letter stated that a Mr. Sair has an application presently pending to rezone this property. However, Poplar Enterprises Ltd., the owners do not wish the property to be rezoned in accordance with the terms of the pending application and request that this rezoning application be removed from the property.

MOVED by Ald. Harcourt.

THAT the Director of Planning report to the next meeting of Council on the rezoning application for 3090 Kingsway, and the interested parties be invited to be present when the report is considered.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT the Director of Planning be instructed to commence preliminary processing of rezoning applications which have been withheld pending completion of the Kingsway Task Force study and the report(s) to Council be deferred until Council has considered recommendations of the joint Committees.

- CARRIED UNANIMOUSLY

Clauses 2 and 3.

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Enclave 15, Champlain Heights
(Clause 4)

Alderman Harcourt advised that the Champlain Heights Project Manager and the Director of Planning have prepared a joint report on the viability of using either the government assisted co-operative program or the non-profit rental program, under section 15.1 of the National Housing Code. This report should be available for the next meeting of Council.

MOVED by Ald. Harcourt

THAT this matter be deferred to the next meeting of Council for consideration.

- CARRIED UNANIMOUSLY

Regular Council, July 25, 1978.

STANDING COMMITTEES & OTHER REPORTS

III. Report of Standing Committee
on Transportation
(July 13, 1978)

The Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. Sidewalk Cafes.
- Cl. 2. Metrication of Street & Traffic By-law No. 2849.
- Cl. 3. Metrication of Granville Mall By-law No. 4792.

MOVED by Ald. Bellamy,

THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Finance and Administration
(July 13, 1978)

The Council considered this report, which contains five clauses, identified as follows:

- Cl. 1. Department Review - Reports Back on Budget Reductions.
- Cl. 2. Operation of New Upgraded Facilities - Park Board.
- Cl. 3. Trout Lake Community Centre - Health Club & Janitorial Staff.
- Cl. 4. Kitsilano Community Centre Health Club
- Cl. 5. Grant Application - Burrard View/Wall Street Residents Association & Hastings/Sunrise Action Council.

Department Review - Reports
Back on Budget Reductions
(Clause 1)

MOVED by Ald. Brown

THAT the recommendations of the Committee relating to the Planning Department, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown

THAT the recommendation of the Committee relating to the Finance Department, be approved.

- CARRIED UNANIMOUSLY

During consideration of the Committee's recommendations on the Engineering Department, the City Engineer reviewed the implications of recommendation 'G' of the Committee with respect to lane oiling.

MOVED by Ald. Brown

THAT recommendations 'A' to 'G' of the Committee, relating to the Engineering Department, be approved.

- CARRIED

(Ald. Gerard and Rankin opposed)

MOVED by Ald. Brown

THAT recommendation 'H' of the Committee, relating to the Engineering Department, be approved.

- LOST

(Ald. Ford, Gerard, Harcourt, Rankin and the Mayor opposed)

MOVED by Ald. Brown

THAT the recommendation of the Committee, relating to Social Planning Department, be approved.

- CARRIED

(Ald. Brown, Ford, Gibson and Harcourt opposed)

Cont'd....

Regular Council, July 25, 1978.

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STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Finance & Administration (Cont'd)

Department Review (Cont'd)

MOVED by Ald. Ford

THAT the Director of Social Planning be instructed to achieve a further reduction of \$10,000 in his department's budget for 1978-79.

- LOST

(Ald. Bellamy, Gerard, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Brown

THAT the recommendation of the Committee, relating to the Park Board, be approved.

- CARRIED

(Ald. Rankin and Marzari opposed)

Clauses 2, 3, 4 and 5

MOVED by Ald. Brown

THAT the recommendations of the Committee, as contained in clauses 2, 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

- - - - -

G.V.R.D. Matters

Alderman Harcourt enquired on the progress of the Task Force on Transit. The City Manager advised that the Task Force will be reporting to the G.V.R.D. Transportation Committee on August 9, 1978.

- - - - -

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy

SECONDED by Ald. Harcourt

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO PROVIDE REGULATIONS
FOR THE CONSTRUCTION, ALTERATION
AND SAFETY OF BUILDINGS AND
STRUCTURES WITHIN THE CITY OF VANCOUVER

MOVED by Ald. Rankin

SECONDED by Ald. Harcourt

THAT the by-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The by-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment,

There being no amendments, it was

MOVED by Ald. Rankin

SECONDED by Ald. Harcourt

THAT the by-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the by-law.

- CARRIED UNANIMOUSLY

Regular Council, July 25, 1978.

19

BY-LAWS (Cont'd)

2. BY-LAW TO AMEND BY-LAW No. 4054
BEING THE STREET NAME BY-LAW

MOVED by Ald. Rankin
SECONDED by Ald. Marzari

THAT consideration of this by-law be deferred, pending the hearing of delegations with respect to street names in Champlain Heights, scheduled for August 1, 1978.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW No. 5064
BEING THE VANCOUVER CITY PLANNING
COMMISSION BY-LAW

MOVED by Ald. Ford
SECONDED by Ald. Brown

THAT the by-law be introduced and read a first time

- CARRIED UNANIMOUSLY

The by-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Ford
SECONDED by Ald. Brown

THAT the by-law be given second and third readings, and the Mayor and City Clerk be authorized to sign and seal the by-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW No. 3575,
BEING THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt

THAT the by-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The by-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt

THAT the by-law be given second and third readings, and the Mayor and City Clerk be authorized to sign and seal the by-law.

- CARRIED UNANIMOUSLY

BY-LAWS

5. BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW.

MOVED by Ald. Gerard
SECONDED by Ald. Ford
 THAT the by-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The by-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment,

There being no amendments, it was

MOVED by Ald. Gerard
SECONDED by Ald. Ford

THAT the by-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the by-law.

(Ald. Bellamy, Gibson & Marzari were excused from voting on this by-law)

- CARRIED UNANIMOUSLY

MOTIONS

A. Establishment of Lands
for Lane Purposes.
(N/W Corner of King Edward & Windsor)

MOVED by Ald. Ford
SECONDED by Ald. Brown

THAT WHEREAS the City of Vancouver is the registered owner of Lots 12 and 13, Block H, District Lot 301, Plan 2622;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described land as lane;

THEREFORE BE IT RESOLVED THAT the West Two Feet of each of Lots 12 and 13, Block H, District Lot 301, Plan 2622 be and the same is, hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes
(South 10 ft. of Lot 8 of Subdivision
'D', Block 156, District Lot 264A)

MOVED by Ald. Ford
SECONDED by Ald. Brown

THAT WHEREAS the registered owner has conveyed to the
City of Vancouver for lane purposes the

South 10 feet of Lot 8 of Subdivision "D",
District Lot 264A, according to Plan Nos.
616 and 1771 deposited in the Land Registry
Office in the City of Vancouver, Province
of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Regular Council, July 25, 1978.

21

MOTIONS (Cont'd)

C. Closing, Stopping up and
Conveying to Abutting Owner
(Lane South of Broadway,
West of Alma Street)

MOVED by Ald. Ford
SECONDED by Ald. Brown

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The South 15 feet of Lot 7, Block 182, District Lot 176 has been dedicated for lane by the deposit of Plan 5740;
3. Only the South 10 feet of the said Lot 7 is required for lane purposes;
4. The owner of said Lot 7 and adjacent Lot 8 is prepared to dedicate the South 10 feet of Lot 8 for lane purposes and also wishes to acquire the 5 foot portion of lane which is no longer required for lane purposes.

THEREFORE BE IT RESOLVED THAT the North 5 feet of the South 15 feet of Lot 7, Block 182, District Lot 176, dedicated for lane by the deposit of plan 5740, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., June 9th, 1978, and marginally numbered LF 8665, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the portion of lane so closed, be subdivided with the adjacent lands.

(Lane South of Broadway, West of Alma Street)

- CARRIED UNANIMOUSLY

D. Closing, Stopping up and
Subdividing
(Portion of Lamey's Mill
Road, False Creek)

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. In assembling stage 1 of False Creek subdivision (plan 16003), Lamey's Mill Road was made 66 feet in width;
3. In the design for stage 2 which is the subdivision of lands west of Alder crossing, Lamey's Mill Road is to become only 15 meters in width;
4. In order to reduce the width of the road a portion of the road must be closed;

THEREFORE BE IT RESOLVED THAT all that portion of Lamey's Mill Road dedicated by the deposit of plan 16003 adjacent to Lot 23, False Creek, Plan 16003 included in and outlined red on plan sworn to by A.R. Turner, B.C.L.S., on May 12, 1978, a print of which is hereunto annexed, be closed, stopped up, title taken thereto and subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

Regular Council, July 25, 1978.

22

MOTIONS (Cont'd)

E. Closing, Stopping-up and
Conveying to Abutting owner,
(Lane South of 49th Avenue,
East of Dunbar Street)

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The lane at the rear of Lot "I" (Plan 13351), Block 6, District Lot 314 is no longer required for lane purposes;
3. The owner of said Lot "I" has made application to acquire the portion of lane at the rear of his property.

THEREFORE BE IT RESOLVED THAT the portion of lane dedicated by the deposit of Plan 13351 lying to the east of the production southerly of the westerly limit of Lot "I" (Plan 13351), Block 6, District Lot 314 and the portion of lane dedicated by the deposit of Plan 13350 lying to the north of the northerly limit of Lot 5 (Plan 14018), said Block 6, the same as shown outlined red and green respectively on a plan prepared by A. Burhoe, B.C.L.S., dated December 27, 1977 and marginally numbered LF 8487, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner of said Lot "I"; and

BE IT FURTHER RESOLVED THAT the lanes so closed be consolidated with the abutting said Lot "I".

(Closure of Lane South of 49th Avenue, East of Dunbar Street)

- CARRIED UNANIMOUSLY

F. Allocation of Land for Lane Purposes
(South 2 feet of Lot 8,
Block 194, District Lot 526)

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes

the South 2 feet of Lot 8, Block 194, District Lot 426, according to Plan No. 1076

deposited in the Land Registry Office, in the City of Vancouver Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes:

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Regular Council, July 25, 1978.

23.

MOTIONS (Cont'd)1. Introduction of the Ward System

The Mayor advised that to date twenty-three requests to address Council on the following motion by Alderman Bellamy, have been received:

"THAT WHEREAS it has been five years since the citizens of Vancouver have had an opportunity to express their views on Electoral Reform;

AND WHEREAS it has been claimed that the working of that plebiscite was not clear, and since the principal concern is whether or not Vancouver Aldermen should be elected by wards;

THEREFORE BE IT RESOLVED THAT a plebiscite be put to the voters of the City of Vancouver in November 1978, as follows:

' Are you in favour of introducing some form of the ward system for the election of Aldermen? '

MOVED by Ald. Rankin

SECONDED by Ald. Harcourt

THAT consideration of this motion be deferred pending the hearing of delegations, and arrangements for an appropriate evening meeting be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

ENQUIRIES & OTHER MATTERSMaterial for Meetings

Alderman Rankin

referred to the large volume of printed material furnished to Council Members prior to meetings and asked that the matter be studied with a view to reducing the volume.

It was left in the hands of the City Manager and the City Clerk to review this matter and discuss with the Mayor.

Lifeguarding at Wreck Beach

Alderman Marzari

referred to a recent drowning at Wreck Beach and expressed concern that neither the Park Board nor the City has made an effort to provide life-guarding on this beach.

MOVED by Ald. Marzari

SECONDED by Ald. Rankin

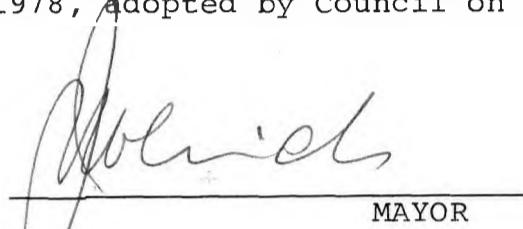
THAT the Community Services Committee meet with the Park Board to discuss further the matter of lifeguarding on Wreck Beach.

- CARRIED

(Ald. Brown, Ford, Gerard and Gibson opposed)

The Council adjourned at 5:15 p.m.

The foregoing are Minutes of the Regular Council
Meeting of July 25, 1978, adopted by Council on
August 1, 1978.



MAYOR



CITY CLERK

MANAGER'S REPORT, JULY 21, 1978 (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Underground Steam Duct across Rogers Street -
United Grain Growers Ltd.

The City Engineer reports as follows:

"In 1953 an underground steam pipe was installed in a 10-inch diameter concrete duct across Rogers Street at a point approximately 610 feet north of Powell Street. The pipe carried steam from the B.C. Sugar Refinery on the west side of Rogers Street to the Buckerfields Limited plant on the east side of the street. In accordance with approval by Council on March 2, 1953, an agreement was entered into between the City and Buckerfields Limited, lessee and occupier of the property served by the steam line. Annual rental for street space occupied by the duct is \$27.50. This is based on 50¢ per square foot which is still the rate for such encroachments.

United Grain Growers Limited has now taken over the lease of the property formerly occupied by Buckerfields Limited and wishes to retain the underground steam duct across Rogers Street.

I recommend that an agreement be entered into, satisfactory to the Director of Legal Services and the City Engineer between the City and United Grain Growers Limited, similar to the agreement with Buckerfields Limited dated March 2, 1953, and that the agreement with Buckerfields Limited be cancelled."

The City Manager RECOMMENDS that the above report of the City Engineer be approved

2. Street Lighting Contract No. 116

The City Engineer reports as follows:

"Tenders for the installation of street lighting on Contract No. 116 were opened on July 4, 1978 and referred to the City Engineer for tabulation and report.

The tabulation is as follows:

Ricketts-Sewell Electric Limited	-	\$163,000.48
C.H.E. Williams Company Limited	-	\$182,109.67

This is a unit price contract and the contractor will be paid for the work installed as measured on the street. Funds for the work are available in the 1977 and 1978 Street Lighting Capital Budgets.

The City Engineer recommends that

- (a) the contract for the installation of street lighting on Contract No. 116 be awarded to Ricketts-Sewell Electric Ltd. subject to the Company entering into an agreement with the City, satisfactory to the Director of Legal Services,
- (b) the Mayor and the City Clerk be authorized to sign the contract, and
- (c) the Bid Bond be returned to the unsuccessful tenderer."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

MANAGER'S REPORT, JULY 21, 1978 (WORKS: A1 - 2)

3. Metrication - Local Improvement Procedure By-law

The City Engineer reports as follows:

"Paving construction and contracts will be in metric units in 1979. In preparation for this, the Local Improvement Procedure By-law should be amended accordingly. The conversion of the By-law provisions is straightforward and involves only minor rounding. One other conversion item not affecting the By-law is noted for Council's information because the proposed rounding is greater. The opportunity is also taken to drop certain provisions which are no longer needed.

a) Widths and Thicknesses

Section 5 of the By-law establishes the cost-sharing between the Property Owners and the City-at-large for street and lane pavements. These are defined in terms of pavement widths and thicknesses, based on the 'local need'. The proposed changes are:

Item	By-law Reference	Present Conventional	Proposed Metric	Conventional Equivalent
Street Paving in Multiple Dwelling and Local Commercial Districts - width paid by PO's * - thickness paid by PO's	5(6)(a)(iii) "	36'-0" 4.5"	11 m 115 mm	36' 1" 4.53"
Street Paving in Commercial and Industrial Districts - width paid by PO's * - thickness paid by PO's	5(7)(a)(iii) "	36'-0" 7"	11 m 175 mm	36' 1" 6.89"
Lane Paving in Residential Districts - width paid by PO's ("old rule" projects) - thickness paid by PO's	5(8)(a)(iv) 5(8)(a)(iii) 5(8A)(a)(iii)	14'-0" 2"	4.27 m 50 mm	14'-0" 1.97"
Lane Paving in Multiple Dwelling and Local Commercial Districts - thickness paid by PO's	5(9)(a)(iii)	5"	130 mm	5.12"
Lane Paving in Commercial and Industrial Districts - thickness paid by PO's	5(10)(a)(iii)	8"	200 mm	7.87

* For clarity, the widths between curb faces are given here.

The By-law states the widths between gutters which are 2'8" or 0.8 m less.

The standard width of Local Residential Street pavements does not affect the Property Owners' rate and so does not appear in the By-law. For Council's information, its conversion will be:

Present Conventional	Proposed Metric	Conventional Equivalent
27'-0"	8.5 m	27' 11"

cont'd...

MANAGER'S REPORT, JULY 21, 1978 (WORKS: A1 - 3)

Change No. 3 continued:

b) Frontage Measurements

We do not propose to quote rates 'per front metre' to the public at this time. This should await the availability of maps showing metric property dimensions which awaits, in turn, the Map Conversion Project. This By-law can be amended, however, to make the references to 'per front foot' etc., read 'per front foot or per front metre', etc. The By-law references are: 16A (1) (a,b,c & d); 29 (f) and 36 (5) (f)

c) Implementation

The changes set out in '1. Width and Thicknesses' should apply to projects advanced later this year for the 1979 program but not to projects advanced for 1978 construction. This can be effected by having the new (metric) provisions apply only to projects undertaken by Council after October 1, 1978.

d) Deletions

The opportunity is taken to delete certain provisions no longer needed.

When the 'low cost' program for Local Residential Streets was adopted in 1963, the old provision for a full-strength pavement was left in the By-law against the possibility that some owners might still wish (and be willing to pay for) it. There has never been even an inquiry about such a pavement and the provision can be deleted. The By-law reference is 5(5).

The provisions for giving relief on Local Improvements under the Urban Renewal Program are now redundant and can be deleted. (Projects now on the Tax Roll will not be affected). The By-law references are 2(definition), 5(12), 17 and Schedule A.

Recommendation

I recommend that the Director of Legal Services be requested to bring forward the amending By-law to make the changes set out in Sections 1 and 2 above, these changes to take effect as set out in Section 3, and to make the deletions set out in Section 4."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved

4. Closure of Portion of Lane West of Howe Street between Nelson Street and Approximately 155 Feet South Lots 1-8 and 32-38, Block 81, D.L. 541, Plan 210

The City Engineer reports as follows:

"In 1973, a request was made to close a portion of the lane west of Howe Street south from Nelson Street. At that time, it was agreed that favourable consideration would be given to this closure provided a new east/west lane was dedicated giving access to both Howe Street and Hornby Street with additional width at the lane west of Howe Street to allow for manoeuvring around lane corners. The proposed development has been under consideration since 1973 and has now been approved by the Development Permit Board subject to the formal lane closure and provision of new lane outlets. The area of the lane dedicated will be approximately 2450 square feet greater than the area of lane closed.

The applicant has also requested that they be allowed to construct a small portion of their proposed underground parking in the newly dedicated extra width manoeuvring area of the lane (in excess of the normal 20-foot lane provision). This would allow the foundation wall of the building to be constructed straight, without joggings around the irregular lane line. It is felt that this encroachment would not affect utilities as the 20 feet main lane corridor would be free of encroachment.

cont'd....

MANAGER'S REPORT, JULY 21, 1978 (WORKS: A1 - 4)

Clause No. 4 continued:

I recommend:

- (i) That all that portion of lane west of Howe Street south of Nelson Street shown hatched on the attached sketch, be closed, stopped up, conveyed to the abutting owner and subdivided with the abutting lands subject to the following conditions.
 - (a) the applicant to provide and construct new lane outlets to Howe Street and Hornby Street satisfactory to the City Engineer and at no cost to the City,
 - (b) the applicant to provide and register a subdivision plan consolidating the closed lane with the abutting lands in a manner satisfactory to the Assessing Officer,
 - (c) satisfactory arrangements to be made for the relocation of utilities at no cost to the City or an easement provided to contain them,
 - (d) satisfactory arrangements to be made with the City Engineer for the continual lane access before the present lane is closed to vehicular traffic.
- (ii) That upon registration of the subdivision plan dedicating the new lane, the Director of Legal Services be authorized to execute an encroachment agreement validating the encroachment of the underground portion of the building shown shaded on the attached sketch for the life of the building. The annual rental to be \$720 in accordance with the recommendation of the Supervisor of Properties.

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

CONSIDERATION

5. Local Improvement Court of Revision 446
Schedule 73 March 30, 1978

The Director of Finance reports as follows:

"At the above Court of Revision, Mr. Randy Lee spoke against the installation of sidewalks on the North side of Hastings Street from Richards to Cambie Streets, being Schedule 73, Court #446.

In his initial report to Council regarding objections to this project, the Collector of Taxes stated that five out of twelve owners objected and thus there were insufficient signatures to defeat. According to the Vancouver City Charter, a minimum of seven objections would be required to defeat this project.

After listening to Mr. Lee's presentation regarding the acceptability of two ownership signatures, Council instructed the Collector of Taxes to check the validity of the signatures on the objection form and report back on the status of the project.

The property legally described as Lots 13, 14 and 1" of 15, Block 12, D.L. 541, Plan 210 is registered as being owned by Consul Holdings. An illegible signature on behalf of Consul Holdings was submitted on the Notice of Objection. Since no statement was given at that time regarding the name and position of the signatory in relation to the company, the signature was not acceptable. On June 26, 1978, a letter was received from Consul Holdings, Toronto, Ontario, authorizing Mr. Arthur Dropkin to sign the Objection Notice on their behalf. A following letter from Mr. Dropkin confirmed that he did sign the original form. This is thus a signature submitted within the time for objections permitted by the Charter and now validated.

The property legally described as Lot 17, Block 12, D.L. 541, Plan 210 is registered as being owned by Dora M. Watson and Mary L. Wood. The Objection Notice was signed by a person from Royal Trust Company as agents for the owners. Since no proof of attorney was submitted at that time, the signature was not acceptable. On June 10, 1978, a photocopy of the Objection form signed by "M. Watson" and "M.L. Wood" was received in the Office of the Collector of Taxes. Royal Trust Company had confirmed by telephone that they had no Power of Attorney. Thus, this is an additional signature submitted some three months beyond the time allowed by the Charter.

cont'd...

MANAGER'S REPORT, JULY 21, 1978 (WORKS: A1 - 5)

Clause No. 7 (continued)

It is the opinion of the City Legal Department that the Charter precludes the Collector of Taxes from validating the signatures from M. Watson and M. L. Wood. The Collector of Taxes, therefore, reports that there are six out of twelve owners objecting and thus insufficient signatures to defeat this project.

This report is presented to Council for consideration whether the project should be or not be undertaken."

The City Manager submits the foregoing report of the Director of Finance for CONSIDERATION.

6. Request to Cancel Local Improvement Project
(Paving Lane South of 29th Avenue, Balaclava
to the Lane East of Blenheim, 447/232)

The City Engineer reports:

"A sufficiently signed petition for the paving of this lane was submitted in 1977. It came before a Court of Revision on 30 March 1978 and was undertaken by Council.

On 4 May 1978, after work had commenced on the project, a telephoned request that the project not proceed was received by the Acting Mayor. We stopped work on the project to allow the property owners to be heard by Council.

Submissions

The following submissions have been received, circulated to Members of City Council and are on file in the City Clerk's office.

(Rec'd) May 11, 1978	Walker et al	}	Opposed to paving
March (?) 10, 1978	Oldroyd		
May 10, 1978	Wirth		
May 9, 1978	Olsen - Seabourne	}	In favour of paving
May 29, 1978	Carmichael		
June 27, 1978	Barnes		
June 29, 1978	Cronkhite		
June 29, 1978	Pirie		Withdrawing Opposition

This report is for the consideration of Council when it deals with these submissions.

Signatures

The count of signatures is complicated by 'half-signatures' (one of two joint owners) and by an unverified Power of Attorney and is tabulated both ways:

	Accepting only fully correct Signatures	Accepting 'Half- Signatures' etc.
Signed Petition, do not now object	10	9
Signed Petition <u>and</u> now object	6	8
Did not sign Petition, now object	5	5
Did not sign either	<u>2</u>	<u>1</u>
	<u>23</u>	<u>23</u>

Discussion

The Residential Lane Paving program operates strictly on local decisions. If the objections had been filed before the project was undertaken Council could, in its discretion, have decided not to proceed. The difficulty now is that a substantial amount of work has been done and that, if the paving is not to proceed, further work will be required to restore the lane to an acceptable unpaved condition. These costs total an estimated \$5 900.

As well as considering the points of objection, then, Council should consider whether there is justification for these points not being made before the project was undertaken. The requests that the project not proceed give a number of reasons:

cont'd...

MANAGER'S REPORT, JULY 21, 1978 (WORKS: A1 - 6)

Claims Not Disputed:

- (i) The cost of the work.
- (ii) Fear that paving will encourage speeding.
- (iii) The width of the asphaltic surface is mentioned several times. The Information Sheet mailed to each Property Owner before the Petition for the paving was circulated stated that the surface would be '...as wide as conditions allow'. One of the letters notes '...misgivings over the year after seeing...nearly paved lanes ...' (emphasis ours).
* We do not say 'full width' because there are often banks up or down, hedges; walls; etc. which prevent paving right to the property line. There is such a hedge on this project.)
- (iv) Destruction of flowers within private property. Here we are at fault. Our grader wandered almost a foot over the property line. We have acknowledged our error to the owner concerned and assured him of restoration or compensation. We believe he is satisfied on this point.
- (v) Cutting of mature trees. The only tree involved is one on the lane line which we did not propose to disturb. The property owner, however, has asked that it be removed and we have agreed (subject to the request in writing).

The letters in favour make the points:

- That all of the prescribed steps of the Local Improvement procedure were followed in obtaining approval of the paving, and that the objections were not raised during that process.
- Concern for the money already spent.

Costs

The costs are made up as follows:

Drainage work done	\$4 800
Grading work done	510
Restoration and Oiling (1978)	380
Second Oiling (1979)	210
	<hr/>
	\$5 900

If the project does not proceed, these would not appropriately be charged to Capital funds, since no capital asset will have been created. For the same reason, the properties cannot be taxed for them.

To Complete Paving

To complete the paving project as undertaken would require only a little gravel and the asphaltic surface. Estimated cost of this is \$3,400, of which the Property Owners' Share would be \$2,200. (All work done to date would fall into the City's share).

Alternatives

The alternatives open to Council include:

- A. Instruct the City Engineer to proceed with the paving.
- B. Advise the objectors that Council is prepared to cancel the paving project if they will bear the cost of the work done and restoration, \$5,900. Some set time should be allowed for them to pay in this sum to the City (Thirty days from the date of Council's adoption of this alternative is suggested).

If Council choose this alternative it may wish to instruct:

1. That if the payment is not made within the time allowed, the City Engineer will proceed with the paving, and
2. That if the payment is made within the time allowed, a motion to cancel the project will be brought forward.

- C. Provide the \$5,900 from Contingency Reserve, cancel the project and instruct the City Engineer to restore the lane. (Cancelling the project would require amendment of Council's motion of 30 March 1978 so as to delete project 447/2.)

The City Manager submits the foregoing report of the City Engineer for the CONSIDERATION of Council.

MANAGER'S REPORT, JULY 21, 1978 (WORKS: A1 - 7)

RECOMMENDATION

7. Tender 784 - Street Pavement & Curbs

The City Engineer reports as follows:

"Tenders for the above were opened on July 19, 1978 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked for completeness and accuracy and any miscalculations or omissions have been corrected. Tabulations of total amounts bid and a Streets Contracts Cost Index' graph are attached.

These bids are unit priced based on quantity estimates supplied by the Department; therefore, the total costs of these contracts may vary according to actual quantities measured during construction.

The City Engineer recommends that:

a) Contract 784 - Street Pavement & Curbs be awarded to the lowest bidder:

Jack Cewe Ltd.
1850 Hillside Avenue
Coquitlam, B.C.
V3K 1K5

for the amount bid, namely \$896,230.10.

b) A Contract satisfactory to the Director of Legal Services be entered into.

c) The bid bonds for the unsuccessful tenders be returned."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 555-556

A-2

MANAGER'S REPORT, July 21, 1978 (SOCIAL: A-2 - 1)

SOCIAL SERVICE AND HEALTH MATTERSRECOMMENDATION1. Renovations - East Health Unit - 2610 Victoria Drive

The Medical Health Officer reports as follows:

"The purpose of this report is to present a request for funding for renovations to East Unit, based on rough estimates submitted by the City Architect. Reference is made to the Report of the Standing Committee on Finance and Administration dated April 28, 1976 and subsequent Council action June 1, 1976 which approved Committee recommendations dated May 13, 1976.

In the April 28, 1976 report, it was anticipated that the renovation of one-half of the building vacated by Human Resources and the roofing in of the centre court would provide approximately 3,350 sq.ft., additional to the 3,600 sq.ft. now in use by the Health Department. After careful consideration of the space available through discussions with staff and the City Architect, and bearing in mind the parking requirement, the following proposal is submitted: That the existing building provides 10,950 gross square feet (which includes approximately 800 sq.ft. basement storage area now in use). Based on staff requirements, it would appear that we should add about 2,750 sq.ft. However, it is not possible to accommodate more than 22 parking spaces on the existing property and we are therefore limited by the Zoning By-Law to an addition of only 1,500 square feet.

The City Architect recommends that we proceed with the renovation which will add 1,500 sq.ft. and the Health Department will "make do" with the resulting total space to accommodate the existing staff in that location.

The budget for such an alteration is roughly estimated as follows:

New space, 1,500 sq.ft. @ \$50	\$ 75,000
Alter existing space, 9,000 @ \$15	135,000
Outfit dental suite	30,000
H.V.A.C.	30,000
Site development	15,000
10% contingency & miscellaneous	28,500
12% consultants' fees	37,600
	<hr/>
	\$ 351,100

The Director of Finance advises that the source of funding for this renovation is the Health and Welfare Buildings Capital Fund, Account #421/7901, \$351,100.

The Medical Health Officer recommends that:

- A. Council approve the renovation of East Unit to produce additional space of 1,500 sq.ft. plus 22 parking spaces;
- B. Approval be given to a total budget of \$351,100 for East Unit renovations, to be provided from the Health and Welfare Buildings Capital Fund Account #421/7901;
- C. Approval be given to authorize \$37,600 to prepare plans for the alterations, as part of the total funding of \$351,100;
- D. The City Architect be directed to report back to Council with final estimates of cost when the design is complete."

The City Manager RECOMMENDS that the recommendations of the Medical Health Officer be approved.

MANAGER'S REPORT, July 21, 1978 (SOCIAL: A-2 - 2)

CONSIDERATION

2. Keeping of Chickens at 5515 Rhodes Street

The Medical Health Officer and Director of Legal Services report as follows:

"The Health Department received complaints from a neighbour regarding the keeping of chickens at the above address initially in January 1977. Ten chickens were present. A fourteen day order was issued to comply with Section 72 of the City of Vancouver Health By-law #4387.

Further telephone complaints were received from the same neighbour by the Health Department in March 1977 and a twenty-one day order was issued to Mrs. G. Scafidi. A re-check was made on April 14, 1977 and it was noted that the chickens were still present. A further twenty-one day order was issued to remove the chickens. A re-check on May 24, 1977 revealed that the chickens still remained at the above address and a further fourteen day order was issued. On June 9, 1977 a re-inspection revealed that chickens were still present. On June 16, 1977 a hand delivered order was given to Mrs. G. Scafidi to remove the chickens from the above premises within fourteen days. On July 4, 1977 a re-check was made and it was noted that fourteen additional chickens were present on the premises.

July 7, 1977--19 chickens were present.

July 20, 1977--Information laid with City Prosecutor under Section 72 of Health By-law #4387.

Re-checks on October 4, 1977, January 10, 1978 and February 28, 1978 revealed that large numbers of chickens were present in the yard.

January 12, 1978--Mrs. G. Scafidi pleaded not guilty, first day of evidence and argument given; adjourned to February 2, 1978 for further argument and decision.

February 2, 1978--Case was dismissed.

February 27, 1978--Notice of Appeal by City filed.

June 9, 1978--Appeal heard in County Court.

June 16, 1978--Written decision allowed appeal.

July 7, 1978--Mrs. G. Scafidi given suspended sentence and placed on Recognizance for six months on condition that she keep the peace and be on good behaviour and that she report to the court for sentencing if need arise.

On July 11, 1978 Mr. D. A. Morgan, Director of Environmental Health, accompanied by Mr. W. MacDonald, visited Mrs. G. Scafidi at 5515 Rhodes Street to discuss her intentions regarding the future keeping of chickens and rabbits on her premises.

At the time of the inspection there were present six chickens, one rooster and two rabbits.

The chickens were kept in a portable wire cage located approximately eight feet from the neighbouring dwelling.

Mrs. Scafidi was informed that the Department has been receiving complaints over the two year period and is responsible for enforcing the provisions of the Health By-law and asked for her cooperation.

Mrs. Scafidi stated that she had no intention of ceasing to keep chickens as they were needed for food and she also volunteered that she received maximum extra allowances for special diet from the Ministry of Human Resources.

Continued . . .

MANAGER'S REPORT, July 21, 1978 (SOCIAL: A-2 - 3)

Clause No. 2 Continued

"Mrs. Scafidi was informed that the Health Department would be seeking direction from City Council and stated she would request an opportunity to be present as a delegation. The complaining neighbour does not wish to appear.

Sections 72 and 76 of Health By-law #4387 state as follows:

'72. It shall be unlawful for any person to keep horses, cattle, swine, sheep or goats, or to keep any live poultry or fowl, including ducks, geese, turkeys, chickens, or members of the pigeon family, other than registered homing pigeons, or to operate any apiary or otherwise keep bees, for any purpose in the City, provided however, that this section shall not apply to any licensed pet shop or kennel, zoological park, research laboratory, veterinary hospital or slaughter house, or to horses kept in any (RA-1) District within the meaning of the Zoning and Development By-law.'

'76. No stable or shelter designed for pets shall be situated less than 30 feet from the nearest dwelling or less than 60 feet from the street frontage.'

The Medical Health Officer and the Director of Legal Services request direction on this matter from Council. "

The City Manager notes that the present circumstance has given rise to complaints from only one neighbour, mainly on account of noise.

However, the problem of keeping animals in the City is a growing one, and has, for example, caused numerous complaints in Toronto including rodents, insects, smell and noise. Hence abandonment of these sections of the Health By-law is not recommended.

The City Manager submits for CONSIDERATION of Council a choice between:

- A. Enforcing the By-law in this instance, or
- B. Withholding enforcement in this case because of the particular medical and hardship circumstances of Mrs. Scafidi.

NOTE FROM CITY CLERK:

Delegation requests have been received from Mrs. G. Scafidi (Mrs. Gabriela Centeney) and Mr. Bruce Eriksen.

FOR COUNCIL ACTION SEE PAGE(S) 556

Manager's Report, July 21, 1978 (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. New Vancouver Building By-law - Adoption of the National Building Code, 1977 Edition

The Acting Director of Permits and Licenses reports as follows:

"On May 29, 1973, Council passed By-law No. 4702, which is the current "Vancouver Building By-law", containing technical requirements based originally on the 1970 editions, and then, later on, the 1975 edition of the National Building Code of Canada (NBC) after being amended by Council on July 28th, 1975.

On June 10, 1977, this Department sent out bulletins to nearly 400 Associations in the Greater Vancouver area, representing architects, engineers, and developers, advising of our intent to adopt the 1977 edition of the NBC. We invited their comments and their response was entirely favourable, with very few additional recommendations.

Members of the Building Board of Appeal also sought feedback from their own associations. Task groups, established in co-operation with design consultants and agencies within and outside the City, recommended certain amendments to the egress and parkade requirements of the NBC.

Upon the advice of the Law Department, and in full cooperation with them, we redrafted a new adopting Building By-law which follows closely the format of the N.B.C. and which has received their approval.

This new "Vancouver Building By-law" will have incorporated therein most of the requirements of our current Building By-law with very few changes, except for areas of clarification of intent and a few items of special interest to Council. An Appendix has been attached to this Report to highlight all changes in the new Vancouver Building By-law.

Some major changes are the "extent of application" of this By-law to "Existing Buildings", the inclusion of the Building Board of Appeal "Guidelines" within the By-law and the fact that no "mandatory appeals" are required, thus freeing more of the Board's time to hear Fire By-law appeals, now that the Charter has finally been amended. Building By-law appeals will still be heard but only when requested by an aggrieved appellant. The terms of reference for the Board have also been changed to permit consideration of "social and heritage concerns", in addition to concerns for safety of life and health, while hearing appeals.

The "Guidelines" besides dealing with upgrading of existing buildings for fire safety purposes, also developed a comprehensive methodology for determining the extent of seismic upgrading based on a new risk-evaluation rationale.

Another major change will be a requirement, recently approved for immediate inclusion in the 1977 N.B.C. In keeping with the current public acceptance of approved "Smoke Alarms", their recent success rates and drop in price, the Associate Committee for the N.B.C. has approved their mandatory inclusion within all new dwelling units commencing immediately.

Other changes which are not as major, include administrative requirements to control clean-up after demolition work has taken place in the City.

The costs of construction have been better defined to provide for a fairer permit fee evaluation.

Some former problems related to major differences in grade between neighbouring properties or street elevations will be better controlled with new requirements.

Manager's Report, July 21, 1978 (BUILDING: A-4 - 2)

Clause 1 Cont'd

We have also redefined "grade" and "first storey" to clarify their original intent, using the wording approved for the next edition of the N. B. C. This change will prove more efficient for the plan checker and thus save much time for permit issuance, and be more compatible with Zoning regulations on sloping properties.

Some relaxation in the By-law will eliminate the requirement for sprinklers in basement apartments located over underground parking garages and excessive fire protection requirements for roofs near property lines.

Changes are included for swimming pool enclosures to render them less climbable to preschoolers; more consistency in requirements from multi-level dwelling units; and more visual security in parking garages.

Structural design requirements have been added for flat roofs surrounded on all sides by parapet walls, to take into account the weight of water build-up.

Also added are new requirements to control design of "marquees" over City streets.

Since copies of the 1975 edition of the N.B.C. are no longer available, the entire design fraternity has been waiting for us to adopt this latest edition of the N.B.C. since the rest of British Columbia has been given the 1977 Code since March 1, 1978, and made effective June 1, 1978. The new Code also happens to include metric equivalents which will simplify "metric" design work immensely.

The Acting Director of Permits and Licenses recommends that City Council pass and enact the By-law which will be before Council later this day as the new "Vancouver Building By-law" to become effective the 1st day of September, 1978.

The City Manager RECOMMENDS that the recommendation of the Acting Director of Permits and Licenses be approved.

2. Riley Park N.I.P. Appropriation of Funds: Riley Park and Prince Edward Park Fieldhouse Improvements

The Director of Planning reports as follows:

"On July 26, 1977 City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of \$267,000.00 for improvements to local parks. The purpose of this report is to recommend the appropriation of a portion of these funds to make improvements to existing fieldhouses at Riley Park and Prince Edward Park.

Fieldhouses presently exist in three neighbourhood parks: Prince Edward Park, Riley Park and Hillcrest Park. All three fieldhouses are in need of upgrading and rehabilitation and partial funding has been earmarked for this through the Riley Park Neighbourhood Improvement Program. Because several issues remain to be resolved regarding Hillcrest Park, the Citizens' Planning Committee and Park Board decided that it was appropriate to proceed with improvements to Riley and Prince Edward Fieldhouses and to undertake Hillcrest Fieldhouse improvements later in the year.

Clause 2 Cont'dPROPOSED PROJECT

The design process for the proposed improvements to the Riley and Prince Edward Fieldhouses involved inspection and review of existing conditions and listing of proposed changes by the Citizens' Planning Committee, Parks Board and R.R.A.P. staff. The improvement proposals were finalized after discussion by the Vancouver Park Board, the Riley Park Citizens' N.I.P. Planning Committee, the fieldhouse caretakers and the R.R.A.P. staff based on agreed upon objectives. A detailed listing of the proposed improvements and estimated costs is attached as Appendix I.

The objectives of the Fieldhouse improvements are:

- (a) To create more usable public recreation space based on current needs;
- (b) To alter and improve the fieldhouse residence so that over time, caretakers can be retained, such as a retired or college age couple, who can establish better rapport with park users (the existing residences can only readily accommodate single people);
- (c) To create more vandal-proof conditions; and
- (d) To provide general upgrading to current architectural standards, and to assure that the fieldhouses will be attractive components in their parks.

Upon completion of the improvements, the Citizens' Planning Committee intends to suggest to the Park Board various changes to hiring policies and work specifications for fieldhouse caretakers to ensure that the caretaker function relates more specifically to the local situation. Preliminary discussions have already taken place with Park Board staff on this matter.

The planned improvements to both Fieldhouses include upgrading of existing caretaker's residences, the creation of a changing room capacity in the present washrooms and general improvement of exterior finishes, painting and heating of the buildings. The Riley Park Fieldhouse will also require a new roof. The existing men's large change room in each Fieldhouse, which is felt to be redundant, will be converted into community space. A pottery/crafts facility is proposed for the Riley Park Fieldhouse to be programmed out of the adjacent Community Centre. A multi-purpose room is proposed for the Prince Edward Park Fieldhouse to facilitate a number of local neighbourhood activities, including meetings, workshops, classes and service programs. A new fire exit walkway will also be added to ensure better safety for the Prince Edward Fieldhouse multi-purpose room.

PROPOSED PROJECT FUNDING

Funding for the improvements to Riley and Prince Edward Fieldhouses is proposed to be shared by the Riley Park Neighbourhood Improvement Program, the Vancouver Park Board and the Residential Rehabilitation Assistance Program (R.R.A.P.). The concept of shared funding is as follows:

- (a) N.I.P. funds will be used for improvement to social facilities and related general upgrading.
- (b) The R.R.A.P. grant will be used for improvements to the caretakers' residential units and related general upgrading.
- (c) Park Board funds will be used to cover the balance of costs for improvement to social facilities, the caretakers residences and general upgrading.

Manager's Report, July 21, 1978 (BUILDING: A-4 - 4)

Clause 2 Cont'd

The Park Board has agreed to match the N.I.P. investment in the project to a maximum expenditure of \$27,600.00. The Central Mortgage and Housing Corporation has given approval in principle to the application of R.R.A.P. for the residential unit and only the grant of \$2500.00 per unit is proposed to be used. The resulting funding sources and amounts for improvements to each Fieldhouse are proposed as follows:

Fieldhouse	N.I.P. Funding	R.R.A.P. Grant Funding	Parks Bd. Funding	Total
@ Riley Park	\$ 11,904.00	\$ 2,500.00	\$ 11,904.00	\$ 26,308.00
@ Prince Edward	\$ 14,230.00	\$ 2,500.00	\$ 14,230.00	\$ 30,960.00
Total	\$ 26,134.00	\$ 5,000.00	\$ 26,134.00	\$ 57,268.00

In order for the City to receive the proposed R.R.A.P. funds, Central Mortgage and Housing Corporation has indicated that the City (as the Landlord) must sign a Security Mortgage as per statute requirement for a R.R.A.P. grant. The Director of Legal Services indicates that according to Section 192-A of the City of Vancouver Charter "the Council shall have power to make the city a party to any agreement to which under the terms of any Act of the Dominion or the Province it is contemplated that municipalities may be parties and which the Council deems will be for the benefit of the City." It is therefore necessary for Council to authorize that a Security Mortgage be finalized so that the R.R.A.P. application can be completed.

The Central Mortgage and Housing Corporation and the Province of B. C. have been advised and concur with the proposed N.I.P. expenditure for this project. The Central Mortgage and Housing Corporation is also prepared to approve the R.R.A.P. applications through the normal process if the Security Mortgage is undertaken.

The Director of Planning recommends:

(A) THAT Council approve an expenditure of up to \$26,134.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account 898/9412 for improvements to Riley and Prince Edward Park Fieldhouses, subject to matching of Park Board funds as per their commitment, the N.I.P. cost to be shared as follows:

Central Mortgage & Housing Corporation (50% of total)	\$ 13,067.00
Province of B. C. (25% of total)	\$ 6,533.50
City of Vancouver (25% of total)	\$ 6,533.50

(B) THAT Council endorse the proposed application by the Superintendent of Parks for R.R.A.P. funds up to the grant maximum of \$2,500.00 per fieldhouse and that Council direct the Director of Legal Services to finalize the necessary Security Mortgage so that the proposed R.R.A.P. application can be completed."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Manager's Report, July 21, 1978 (BUILDING: A-4 - 5)

INFORMATION

3. Granville Island - Proposed Development

The Director of Planning reports as follows:

"On June 5, 1978 the Board of Parks and Recreation resolved:

'That City Council be requested to make sure that the Granville Island Trustees provide the major open space south of Cartwright Street at the south end of the island, to provide active recreation space for the new residents to be accommodated in the area.'

On June 7, 1978, Commissioner Ian Bain, Chairman of the Parks Board, wrote to City Council (see letter attached). In the excerpt of the minutes of the June 5 meeting, it is noted that City Council's approval of the Granville Island plan included an assumption that:

'...during the course of the implementation process some of those areas described as 'Possible Future Open Space' will be developed as such.'

A number of development permit applications have now been received for the redevelopment of Granville Island. City staff and the Development Permit Board are continuing to monitor these proposals. The redevelopment of the Island is not yet sufficiently advanced to establish whether all the objectives of the Reference Document will be met. Should some significant variation from the intent materialize, the matter will be reported to City Council."

The Director of Planning submits this report for the INFORMATION of City Council.

4. 4642 Dunbar Street - "Alouette House"
Development Permit Application No. 80755

The Directors of Social Planning and Planning report as follows:

"The Dunbar Group Home for five teenagers, funded by the Ministry of Human Resources, has been operating at Alouette House, 4642 Dunbar Street (Zone 4S-1) since November, 1977, when a development permit for a Residential Community Facility was applied for. Because of neighbourhood opposition, the application was submitted to Council for consideration. On November 1, 1977.

Council resolved that the Director of Planning be advised of its support for approval of this development permit for a six month period, with a review to be made immediately thereafter for report to Council and subject to the formation of an advisory committee for the group home. On November 16, 1977, the applicant advised in compliance with the Council request an advisory committee had been formed.

On April 20, 1978, the group home applied for renewal of the Development Permit. For the original Development Permit Application, 42 neighbouring property owners were notified, and 94 objections were received. Because the application was of interest to more than just immediate neighbours, a larger area was included in the subsequent canvass. One hundred and thirty one neighbouring property owners were notified of the reapplication; 8 responses were received, 5 objecting and 3 expressing support for the renewal.

The Director of Planning is prepared to approve this Development Permit Application in accordance with the submitted application for a further limited period of time, expiring December 31, 1979, subject to the development complying with all relevant Provincial and municipal by-laws."

The City Manager submits the report of the Directors of Social Planning and Planning for the INFORMATION of Council.

CONSIDERATION5. 1240 Robson Street
Development Permit Application No. 80580

The Director of Planning reports as follows:

"On April 3, 1978, Romses, Kwan and Associates, Architects submitted Development Permit Application No. 80580, requesting approval to develop this site with a two-storey commercial building. The proposed development would provide 9,000 sq. ft. of retail space on the main floor, 4100 sq. ft. of office space on the upper floor, and six off-street parking spaces at the rear of the site (although nine spaces would be possible.)

Section 5 of the Downtown District Official Development Plan (Parking and Loading) states in part:

"Traffic congestion detracts from the general amenity of the Downtown. It is one of the objectives of this By-Law to reduce traffic congestion particularly within the high-density core area. Parking both in terms of the amount provided and the location at which it is provided is a significant determinant of congestion.

The following requirements are intended to reduce commuter parking to a minimum and to permit parking to serve only the other essential needs of Downtown activity:

1. The provision of parking (in this area) shall not exceed:
 - (i) Office Commercial - not more than one parking space for every 2,400 square feet of such use;
 - (ii) Residential - not more than one parking space for every 1,000 square feet of such use;
 - (iii) Other Permitted Uses - not more than the requirements set out for such uses in Section 12 of the Zoning and Development By-Law No. 3575."

Consequently, the maximum number of off-street parking spaces permitted for this development would be 17 spaces.

The Development Permit Staff Committee, upon advice received from the City Engineer (memorandum dated July 18, 1978, attached as Appendix "I"), recommended to the Development Permit Board that this Development Permit Application be approved, subject to a number of conditions, including:

"1(d) Revised and additional drawings and information are to be first submitted clearly indicating:

- (i) the provision of 17 covered off-street parking spaces in accordance with Section 12 of the Zoning and Development By-Law, to the satisfaction of the Director of Planning and the City Engineer."

(Development Permit Staff Committee minutes of June 14, 1978, attached as Appendix "II".)

The Development Permit Board and Advisory Panel considered this Development Permit Application on June 26, 1978.

Manager's Report, July 21, 1978 (BUILDING: A-4 - 7)

Clause 5 Cont'd

Following a lengthy discussion regarding off-street parking for the proposed development, the opinions of the Advisory Panel and Board members were tallied as follows:

Advisory Panel - 2 for approval with the provision of 17 spaces

- 1 for approval with the provision of 9 spaces

Development

Permit Board - 2 for approval with the provision of 9 spaces

- 1 for approval with the provision of 17 spaces

(Development Permit Board minutes of June 26, 1978, attached as Appendix "III".)

In accordance with the approved procedures, a Development Permit Application may be referred by the Development Permit Board to City Council for consideration where, in the opinion of the three voting members, there is a significant difference of opinion.

It was therefore the decision of the Development Permit Board that this Development Permit Application be referred to City Council for consideration and advice on the appropriate parking requirement.

The City Manager submits for the CONSIDERATION of City Council the choice between

- a) 9 spaces as strongly requested by the applicant and supported by the majority of the DPB; and
- b) 17 spaces as recommended by the City Engineer and a majority of the Advisory panel.

RECOMMENDATION

6. Enclave 17 - Champlain Heights

The Champlain Heights Project Manager reports as follows:

Earlier this year, I was approached by representatives of B.C. Central Credit Union as well as representatives from several major trade and labour unions regarding an innovative housing proposal for Champlain Heights. The purpose of this report is to introduce the proposal and the organization to Council and request authority to negotiate a land-value for Enclave 17 - Champlain Heights.

Background:

B.C. Central Credit Union and the trade and labour organizations have formed a non-profit housing society called the "B.C. Innovative Housing Society". This non-profit society is interested in:

- a) building affordable housing for its members and
- b) creating housing for low and modest income families, senior citizens, native people, handicapped people and other citizens.

The directors of the organization include three representatives of B.C. Central Credit Union and three trade and labour unions. The organization received a grant from CMHC and has strong support from both local credit unions and labour unions. Letters of support from various organizations are attached to this report.

The organization has established a steering committee to assist with the program. This steering committee includes senior members of CMHC, B.C. Central Credit Union, the Vancouver and New Westminster Labour Councils, the International Woodworkers of America and the B.C. Government Employees Union.

Manager's Report, July 21, 1978 (BUILDING: A-4 - 8)

Clause 6 Cont'd

Proposal:

The Society has expressed a strong interest in Enclave 17 - Champlain Heights (See letters attached). This enclave has a capacity for 42 ground oriented town house units. The local steering committee has retained the services of Downs Archambault to review the feasibility of providing modest priced family housing on this site. Their reports to date have been positive with respect to meeting the Society's objectives.

The local steering committee has now requested that the City lease Enclave 17 to a Credit/Labour Union non-profit housing society for development. The Society is now in the process of being incorporated. This enclave is designated as a 'market enclave' and as such would not involve a land write down. A land write down from market value is not considered necessary or desirable in order to make the project work as the society will not have control on resales. On the other hand, however, the project is felt to be one which the City should encourage and support in other ways.

One such way would be for the City to agree to vary the normal 'tender procedures' and negotiate with the Society directly in order to establish a fair market value. This would be done through an independent appraisal. This procedure has been used before and is in fact the approved route for the Energy Demonstration Project in Enclave 2.

The Director of Finance comments as follows:

"In conjunction with my concerns regarding land values that were noted in the Enclave 2 report (before Council In Camera this day) I feel I must express my dissatisfaction with the Project Manager's proposal to establish the value for Enclave 17 via an independent appraisal. In my estimation, such a value would be almost solely based upon the 'low' values accepted 'to keep the momentum going' for Enclaves 3 and 16. The more often these values are used to determine additional enclave values, the more firmly entrenched becomes this land value trend. In order to possibly alter this trend, I would recommend that the tendering and leasing procedures, approved by Council on July 11, 1978, be followed for the marketing of this enclave. Such procedures would require the calling of public tenders for the lands and would be a good test of what current market values are.

However, if the land is marketed via the tender procedure, there is no guarantee that the 'B.C. Innovative Housing Society' would be the successful bidder. In order to ensure that this group is successful, Council may wish to allow the Project Manager to deal directly with this group and to determine land value via the appraisal method. If this is the case, I would recommend that a review of markets and marketing methods be conducted before any additional enclaves are marketed. The purpose of such a review would be to determine the optimal values that could be expected in Champlain Heights and what marketing procedures would produce those optimal values.

In conclusion, the Director of Finance recommends:

1. That Enclave 17 be marketed in accordance with the normal tender procedures outlined in the 'Supervisor of Properties' report approved by Council July 11, 1978, or, in the event that Council wishes to make the land available to the B.C. Innovative Society as recommended by the Project Manager, then before any additional Enclaves are marketed the Director of Finance recommends:
2. That the Project Manager, in conjunction with the Director of Finance, be instructed to review and report on Champlain Heights' land values and marketing methods."

The Project Manager would support a review as outlined by the Director of Finance in the second recommendation.

Manager's Report, July 21, 1978 (BUILDING: A-4 - 9)

Clause 6 Cont'd

In view of the foregoing the Project Manager recommends:

- A. THAT Council authorize the Project Manager, appropriate City staff and representatives from the "B.C. Innovative Housing Society" to establish a fair market value for Enclave 17 - Champlain Heights based on a 42 unit strata-title development on a 99 year prepaid ground lease, fair market value to be determined by an independent appraisal and
- B. THAT the Project Manager and City staff report back to Council on concluding the above noted negotiations for ratification of the lease value.

The City Manager RECOMMENDS the foregoing recommendations of the Project Manager be approved.

7. Kensington N.I.P. - Additional Funds for Gray's Park Community House

The Director of Planning reports as follows:

" BACKGROUND

On February 7, 1978, City Council approved an allocation to the Vancouver South Lawn Bowling Club for a demonstration project for the Kensington Neighbourhood Improvement Program. Up to \$101,490 was made available to the Club for the purpose of constructing a Community House on Gray's Park that would include club facilities for the lawn bowlers and general community space. This was put forward as a demonstration project for approval in advance of the Concept Plan, as the Lawn Bowling Club had received a Canada Works Program grant of up to \$49,224, on the condition that work commence on the project by February 6, 1978. The Canada Works Program provides money toward the labour component of the project. The Kensington Concept Plan was approved by City Council on April 4, 1978.

CURRENT STATUS OF COMMUNITY HOUSE

Construction work on the new Community House began in February of this year. Work is almost completed and it is obvious that additional funding will be required to complete the facility. The building is now estimated to cost a total of \$156,842. Although the Canada Works Program made up to \$49,224 available, the Lawn Bowling Club was only able to use \$24,839. This is because there were not sufficient man-hours involved with the total project to qualify for the total amount of grant money available. There is now a shortfall of \$30,513 on the project.

Funding to date

Canada Works (maximum)	\$ 24,839
N.I.P.	+ <u>101,490</u>
	<u>\$126,329</u>

Shortfall

Total Building Cost	\$ 156,842
Funding to date	- <u>126,329</u>
	<u>\$ 30,513</u>

Manager's Report, July 21, 1978 (BUILDING: A-4 - 10)

Clause 7 Cont'd

REASONS FOR SHORTFALL

There are a number of reasons for the shortfall. To a certain extent, the continuing rise in inflation has contributed to the overrun. In addition, it is now apparent that the original estimate made was not sufficiently thorough and accurate. The Lawn Bowling Club was in a position of having to obtain an estimate in a short time and did not get specific estimates from the sub-trades. This has resulted in the final cost being higher than anticipated. In their brief to the Kensington N.I.P. Planning Committee, attached as Appendix "A", the Lawn Bowling Club pointed out some additional reasons for the higher costs. This included some problems with the appropriateness of the workers hired through Canada Manpower and some unforeseen drainage problems.

SUPPORT FOR THE PROJECT

The matter of cost overruns on N.I.P. and other construction projects is of concern to the Kensington Planning Committee and Planning Department. In the case of the new Community House for Gray's Park, it is acknowledged that the building is well under way and without additional funding will not be completed. The Planning Committee is supportive of the work of the Lawn Bowling Club, which has put a great deal of volunteer time into this project, and feel it is a much needed facility in the area. The Kensington Community Centre Association would also like to see the new Community House completed soon, so that programming for the second floor can begin. The Planning Committee therefore decided to recommend that up to \$35,000 be allocated to the Lawn Bowling Club to enable the completion of the building. The recommended \$35,000 is slightly over the \$30,513 shortfall in order to provide a small contingency amount.

The Director of Planning notes that the new Community House will be a substantial improvement to Gray's Park and will provide a needed new and improved recreational facility for local residents. The subject overruns are regrettable, but the Director of Planning notes the short time in which the estimates had to be obtained and the difficulty that volunteer groups can have with obtaining accurate estimates. The Director of Planning would also agree that the required N.I.P. funds should be allocated to permit the completion of this project.

C.M.H.C. and the Province of British Columbia have been advised of this proposed allocation and concur with the recommendation for funding.

RECOMMENDATION

The Director of Planning recommends:

THAT \$35,000 be appropriated from the Kensington N.I.P. Recreation Facilities account to the Vancouver South Lawn Bowling Club in order to permit the club to complete the new Community House on Gray's Park. The costs will be shared as follows:

City	(25%)	\$ 8,750
Province	(25%)	\$ 8,750
Federal	(50%)	\$17,500"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Manager's Report, July 21, 1978 (BUILDING: A-4 - 11)

8. Collective Parking Lot - 2500 Block Franklin Street

The City Manager reports as follows:

On May 30, Council approved a City survey of property owners contributing to the above lot to discover if they were in favour of a proposal from Mr. Funaro to construct on that lot a development which would include a supermarket and parking garage. The questionnaire (copy attached) was prepared in consultation with the lawyer for Mr. Funaro and was distributed by the City Clerk to all registered owners. In addition, it was delivered for information to tenants of those properties.

Responses from owners of the 60 properties were as follows:

	Number	% of Valid Returns	% of Owners
In favour of sale to Mr. Funaro	18	41%	30%
Not in favour	26	59%	43%
Void	1		2%
No response	<u>15</u>		<u>25%</u>
	60		100%

The City's consideration of the application from Mr. Funaro had been based on his assurance that the project enjoyed the overwhelming support of the affected merchants. There had been some discussion of possible methods of transferring the site to Mr. Funaro if the property owners were not unanimous, but at least 2/3 in favour of the proposal.

In view of the responses received, the City Manager RECOMMENDS that Council inform the applicant that the Collective parking lot cannot be made available to him.

FOR COUNCIL ACTION SEE PAGE(S) 557-558
562

MANAGER'S REPORT, JULY 21, 1978 (CLAIMS: A5-1)

LICENSES AND CLAIMS MATTERS

CONSIDERATION

1. License Application for Super Love Products Ltd., 1043 Granville Street

The Acting Director of Permits and Licenses reports as follows:

"An application has been received from Mr. Abdul Punja of Super Love Products Ltd. for a license to operate a retail store at 1043 Granville Street. The merchandise to be sold are books and magazines, novelties, gifts and all sorts of marital aides, newspapers, jokes, jewelry, reproductions of male and female organs and many other variety of merchandise primarily concerned with sex.

Super Love Products are presently licensed to operate a retail store at 1033 Granville which Mr. Punja wishes to close but to open a new and larger store at 1043 Granville Street.

This license application has been discussed by representatives of both the Planning and Social Planning Department who report as follows:

The Downtown Planner, Central Division states:

"I expressed concern to Mr. Punja that his proposed retail store would not be complementary to the activities of the Granville Street Redevelopment Committee which, with the support of City Council, had an objective to upgrade, rejuvenate and revitalize the portion of Granville Street south of Granville Mall.

The City is actively discouraging uses on this portion of Granville Street considered inappropriate to the upgrading and revitalization efforts. Discouraged uses have included arcades, intimate movie facilities, and personal photography studios.

However, Mr. Punja's application would not normally be subject to zoning and development control in that the previous former use was for retailing - albeit that the goods sold will be different."

The Deputy Director of Social Planning suggests:

"City Council recently decided to hire a consultant to help improve the three and a half block areas on Granville from Nelson to the Bridge. There are already four businesses in the 1100 block of a similar nature to Super Love Products. Having regard to these considerations as well as Council's request for an investigation to review means by which such stores not be located in close proximity to each other, the Director of Social Planning recommends refusal of this business license for the reason stated below by the Acting Director of Permits and Licenses."

On February 20, 1978, City Council endorsed a proposal from the Granville Street Merchants that the hours of operation of adult book stores and porn shops be reviewed with a view to restricting them to normal business hours.

MANAGER'S REPORT, JULY 21, 1978 (CLAIMS: A5-2)

Clause #1 continued:

On June 27, 1978 Council approved the recommendation of both the Standing Committee on Finance and Administration and the Committee on Planning and Development of the appointment of a consultant to assist in providing a program to revitalize Granville Street south of the mall to the bridge. At that time Council also asked that I prepare a report suggesting ways of controlling undesirable business operations in the area. This report is not prepared yet as we are waiting for a reply from the City of Toronto as to what actions they take on such matters.

RECOMMENDATION:

The Acting Director of Permits and Licenses RECOMMENDS that the license application from Super Love Products Ltd. be held in abeyance until the report that was requested by Council has been prepared and any proposed bylaw amendments have been considered.

The City Manager notes that the applicant does not wish to open a new business, but to transfer his operations to another location in the same block. If the application is not approved, he would continue to operate in the present location.

The City Manager submits the above recommendation for CONSIDERATION of Council.

NOTE: The applicant, Mr. Punja, has requested to appear as a delegation this afternoon.

FOR COUNCIL ACTION SEE PAGE(S) 558

MANAGER'S REPORT, JULY 21, 1978 (FINANCE: A7-1)

FINANCE MATTERS

INFORMATION

1. Closure of Branch Library
Killarney School

The Director of the Vancouver Public Library Board reports as follows;

"As a result of steadily declining use and circulation at the Killarney Branch Library, coupled with increasing costs in rent and labour, the following motion was passed at a special meeting of the Library Board held on August 17, 1977.

" - that the Killarney Branch Library be closed
at the end of the 1977/78 school year
ie: June 30, 1978."

- carried unanimously -

(The specific date has now been set as June 3, 1978).

The board noted the following information:

- Circulation decreased 56,000 per annum from Jan. 1, 1970 to Dec. 31, 1977, it being merely 42,000. in 1977, as compared to ie: Strathcona School @ 72,300.
- Reference questions declined 9%.
- School Board rental costs have increased by approximately 30% during the past 4 years.
- Patrons wishing to use a Branch Library have access to Collingwood located 1 mile away, or the Book Bus which has stops at 49th & Elliott.

The savings which will be realized from the closure of this branch library will be \$16,180 for 1978 and \$30,450 on an annual basis.

The Library Board is presently considering relocation space near or in the Champlain Mall Shopping Centre, and Council will be informed as plans materialize.

Comptroller of Budgets and Research and Properties and Insurance Division are aware of these developments."

A copy of this report has been forwarded to the President of the Vancouver Public Library Staff Association, CUPE Local 391.

The City Manager submits the foregoing report of the Director of the Vancouver Public Library Board for the INFORMATION of Council.

RECOMMENDATION

2. Inclusion of Post Paid Envelopes
with Tax Billings

The Director of Finance reports as follows.

"Introduction

During the Finance Department Review in 1977, the Revenue and Treasury Division listed, as one possible way of reducing costs, the elimination of self-addressed postage paid envelopes with all real property tax billings.

MANAGER'S REPORT, JULY 21, 1978 (FINANCE: A7-2)

Clause #2 continued:

A review of the impact of discontinuing the envelope usage has now been undertaken and completed.

History

The use of self-addressed postage paid envelopes was started in December 1974, when the first advance tax billing was produced. Since then, the envelopes have been included with every tax billing.

The envelopes were included in the belief that their use would result in payments being received earlier at City Hall, that bank collection charges would decrease and that line ups at the City cashiering stations would be reduced. The resulting short term investment interest earning and the reduction in bank charges were anticipated to at least partially offset the cost of providing the envelopes.

Review Findings

Approximately 30,000 of the 200,000 envelopes included with the bi-annual tax bills are utilized by the taxpayers.

Costs

The current annual costs are \$2,270 for 200,000 envelopes, \$100 to insert them with the tax bills and \$5,250 which represents 17½¢ per envelope postage paid by the City for the approximate 30,000 envelopes used by the taxpayers. Therefore, the total costs are approximately \$7,620 annually.

Various Options

We have three options open -

1. Do not include a return envelope with each bill
2. Include a self-addressed envelope with each bill
3. Include a self-addressed postage paid envelope with each bill.

Option 1

<u>Cash savings</u> - \$7,620 annually	\$7,620
<u>Cash - costs</u> - Some increase in bank service charges. Estimate 10,000 taxpayers of the 30,000 taxpayers presently using the envelopes will pay at a bank (10,000 x 25¢)	(2,500)
- Reduction of short term investment income due to tax payments and homeowner grant applications being received at a date later than at present	<u>Cost unknown</u>
Net Savings	\$5,120

Administrative Costs

- a) Misdirection of tax payments due to incorrect, manually addressed envelopes.
- b) Delay (small) in processing payments due to the need of segregating mail containing payments from other mail.
- c) Longer line ups at City cashiering stations which, in the past, have created complaints.
- d) Complaints from taxpayers that the City is being 'cheap' inasmuch as envelopes were included in the past.

MANAGER'S REPORT, JULY 21, 1978 (FINANCE: A7-3)

Clause #2 continued:Option 2

<u>Cash savings</u> - postage portion of annual costs	\$5,250
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Administrative Savings

- a) Mail directed to the correct location.
- b) Easy identification of envelopes containing tax related contents.

Cash Costs

- a) Some increase in bank service charges.
- b) estimate 2,000 taxpayers of the 30,000 taxpayers presently using the envelopes will pay at a bank because of 14¢ postage required, as well as taxpayers who do not have a postage stamp on hand. (500)
- c) Some reduction of short term investment income, due to payments being made at a later date than present.

Net Savings	<u>Cost unknown</u>
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\$4,750

Administrative Costs

- a) Some increase, hopefully minimal, in cashiering station line ups.
- b) Some delay in receiving tax payments, not all taxpayers have postal stamps available.

Option 3

Costs and savings remain at the present rates.

General

The Bank of Montreal has stated that there will not be an increase in bank service charges during 1978, but cannot make a declaration for subsequent years. However, the Toronto Dominion Bank has increased their charges to 28¢ and the Bank of Nova Scotia has indicated it intends on doing so in the near future.

Whether or not the presence of a self-addressed envelope induces property owners to pay their taxes earlier is a matter of the individual's behaviour pattern and not ascertainable. The presence of the return envelope does not induce all taxpayers to use them, as we received approximately 80,000 out of 200,000 payments through the banks in 1977.

During the first week after the May 1978 tax bill mailing, 1,628 self-addressed postage paid envelopes were used by property owners, 1,600 during the second week and 1,400 in the third week. The question is, had we not included an envelope, would they have used their own envelopes or made their payment at the bank in the same time-frame.

The use of self-addressed envelopes, whether postage paid or not, has definite administrative merits. Primarily, the correct address is used, not 'City Hall,' or 'City of Vancouver,' etc. Secondly, if postage is prepaid, the postage coding is changed thereby directing all such envelopes into a 'short-paid' category where they are counted, bundled by the postal staff and sent directly to the Property Tax Branch. Hence, all such mail can be assured to contain tax payments or at least tax related business.

Approximately 12,000 property owners pay their taxes via their mortgage payments. Many of these property owners use the return envelope to send in their Provincial homeowner grant application to the City. The earlier we get the applications, the earlier we can apply to the Provincial Government for payment, the earlier we receive the payment, hence the longer we can use the funds for short term investing, thus earning interest.

MANAGER'S REPORT, JULY 21, 1978 (FINANCE: A7-4)

Clause #2 continued:

If postage is not prepaid, the use of a coloured envelope can be initiated. This would identify to our mail room staff the distinction intended, thereby speeding the segregation of Property Tax Branch mail of this sort from the normal everyday mail received.

Although it stipulates on the present envelopes that 'No Postage Stamp Necessary If Mailed In Canada,' we receive many envelopes with stamps placed thereon. The City is still charged the 17½¢ by the Post Office in this case because the envelope is directed, by the postal coding, to the 'short-paid' category and the presence of a stamp is not recognized.

B.C. Telephone, B.C. Hydro and almost all companies who issue credit cards include self-addressed return envelopes with their billings, but do not include prepaid postage. Also, the City's Permits & Licenses Department include self-addressed return envelopes with their business license and business tax billings, but do not include postage.

As a result of past cost savings due to volume purchases, we presently have a supply of envelopes for the 1979 advance tax billing.

Summary

We have three alternatives.

1. Do not include self-addressed return envelope with each tax bill
2. Include a self-addressed postage paid envelope with each tax bill
3. Include a self-addressed envelope with each tax bill.

Recommendation

The Director of Finance and the City Treasurer & Collector recommend that alternative three be implemented starting with the 1979 main tax billing, i.e., non-postage paid envelopes be enclosed with the tax bills. Furthermore, the Director of Finance report on the impact of alternative three after the 1979 main tax billing."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

CONSIDERATION

3. Attendance of the Vancouver Fire Department Band at the Penticton Peach Festival

The Fire Chief reports as follows:

"I have received a request for the Fire Department Band to participate in the Penticton Peach Festival Parade August 5, 1978.

Thirty men, including one Chief for supervision, would attend and the cost would be:

1. By charter bus (Charter Bus Line estimate) . . . \$885
or as an alternative:
2. The men would provide their own transportation as has been done in past years, with the City providing a subsidy of \$25 per member to cover the cost of gasoline -- a total cost of . . . \$750

MANAGER'S REPORT, JULY 21, 1978 (FINANCE: A7-5)

Clause #3 continued:

The men will provide their own substitutes, with no duty time lost to the City.

The Fire Chief points out that the band is the Official Brass Band for the City of Vancouver and Council has in past approved attendance at the Peach Festival to help maintain the high interest and esprit de corps of the band, which for years has provided excellent performances for civic functions. Last year the band did not attend any out-of-town parades because of other commitments, and I feel it important they gain approval to attend the Penticton parade this year."

If the City Council agrees to pay for the trip, it would be funded from Contingency Reserve.

The City Manager submits the foregoing report of the Fire Chief for Council's CONSIDERATION.

4. Payment for Promotional Services to Mr. H. MacDonald relating to The Orpheum Organ

The Manager of Civic Theatres reports as follows:

"In his attempt to repay the costs of restoration of The Orpheum Organ, the Theatre's Manager enlisted the help of Mr. H. MacDonald, a Vancouver publicist.

Mr. MacDonald not only did the publicity for the Reginald Foort organ concerts, but assisted with the restoration of the organ and devoted almost a year of his time to this end. Mr. MacDonald was persuaded to forego any fee or expenses so that the total sum of \$ 14,823.00 could be handed to the City to repay in major part the organ restoration loan.

Mr. MacDonald proceeded to carry on with the planned series of organ concerts on his own, but has suffered a net loss of \$ 10,300.00 in so doing. Rather than claim his fees and expenses, he has made the following proposal:

He has booked The Orpheum for the dates December 18 and 19, 1978 to present the great British organist, George Blackmore, in a program of Christmas organ music. He asks that the \$ 4,000.00 rental of The Orpheum be set aside and payable in whole or in part only if the gross ticket sales exceed \$ 18,300.00 to allow him to recover his loss and the fees and promotional costs of the George Blackmore concerts.

The two Reginald Foort concerts of last year grossed over \$ 31,000.00 and there is a good possibility that the George Blackmore concerts will gross the necessary \$ 22,300.00.

The Theatres Manager recommends that a grant of up to \$4,000 be given to Mr. MacDonald to reduce the rental of the Orpheum Theatre, if necessary, as outlined above."

The City Manager submits the foregoing report of the Theatres Manager for CONSIDERATION of Council.

MANAGER'S REPORT, JULY 21, 1978. (FINANCE: A7-6)

RECOMMENDATION

5. Community Services Grant Program

The Director of Finance reports as follows:

"The Federal Government have recently announced a Community Services Grant Program which provides for grants to the Provinces, who in turn are to distribute the funds to the Municipal governments. The program is designed to replace the previous Federal programs for Neighbourhood Improvement Program, Municipal Incentive Grants, and Municipal Infrastructure Program (Sewage and Water). The total cost of the program to the Federal Government will be \$150 million in 1978 and \$250 million in 1979. The funds are to be allocated to the Provinces based on urban population and municipal tax capacity, and B.C.'s share would be \$15 million for 1978 and \$25 million for 1979.

Federally Proposed List of Eligible Services

The Federal Government has indicated to the Provinces that they wish the funds to be expended by the municipalities on the following list of services:

1. Sewage treatment
2. Community water supplies
3. Trunk storm sewer systems
4. Sewer and Water services for residential land development of a specified density
5. Social and cultural facilities, including Day-Care Centres, Community Centres and Libraries
6. Community recreational facilities, including Community Centres, Senior Citizens Recreation Centres, Neighbourhood Ice rinks, Parks and similar facilities
7. Neighbourhood Improvement and Conservation, including provision of open space and community facilities on a neighbourhood basis, relocation, and upgrading of local services
8. Non-profit housing, the Municipal Equity contribution
9. Upgrading insulation of municipal buildings and community facilities
10. Facilities which convert municipal waste (garbage, sludge, etc.) to energy production.

The Federal Government have also indicated that they wish the funds to be distributed to the municipalities on an equitable manner based on an objective criteria and facts. Each municipality is to be advised in advance of its fiscal year of the allocation to be made to it. Funds would be paid to the municipality after the end of the year based on actual expenditures incurred on eligible projects.

Provincial Position

The Provincial government are presently reviewing the Federal proposed program but have yet to come to agreement with the Federal government with respect to:

1. Guidelines of eligible services
2. Basis for distribution to the municipalities

MANAGER'S REPORT, JULY 21, 1978 (FINANCE: A7-7)

Clause No. 5 continued:

City Concerns

There are a number of concerns which are pertinent to the City, as set forth below, and which form the recommendations of this report:

1. Time

The Province has an allocation of \$15 million for 1978, of which the City might expect \$3-5 million. There is a concern that the amount and the guidelines for expenditure of these funds be established as soon as possible in order that the City may commence planning and the expenditure of these funds before the 1978 funding lapses. The question also arises as to what happens to a municipality's allocation for a year if it is not all spent or perhaps allocated in a single year. Do the excess funds get carried over for future use by the municipality?

2. Distribution Formula to the Municipalities

The Federal government has proposed four alternative objective distribution formulas to the Province for consideration. Your officials are not aware of the details of these formulas. Our concern is that the Province may choose not to go for any of the formulas but rather to make the grants conditional to the municipalities based on the Province's assessment of the proposed projects put forth by the municipalities. The Province should be requested to inform the municipalities about the structure of the formulas and further should be requested to seek Municipal input on the choice of criteria.

3. Federally Proposed Eligible Services

The guidelines for eligible projects as proposed by the Federal government appear to be fair in that they attempt to reflect priority areas for capital improvements by municipalities. However, there are other areas of high priority to the City, and a process should be established whereby the categories of eligible services can be expanded or changed.

The Provincial government should be requested to include such a process in the program.

4. Payment of Grants

The proposed procedure for payment of the Grants is for payment to be made at the end of the year based on expenditures made during the year on approved projects. Payment in arrears would create a financial burden on the municipalities in that the municipalities would have to secure financing in advance for the projects and would have to bear the interest costs until reimbursement is made. The Province should be urged to make payments in advance or on a quarterly basis, subject to the municipality providing a certificate at the year-end that the funds were expended on eligible projects, or, at the very least, allow inclusion of financing costs in the capital cost of the project.

5. Existing Provincial Grants

The Provincial government currently have a number of programs which provide grants to support the capital costs of B.C. municipalities. Some of these programs are as follows:

MANAGER'S REPORT, JULY 21, 1978 (FINANCE: A7-8)

Clause #5 continued:

- a) Revenue Sharing Act - Municipal Incentive Grant
- b) - Major Municipal Highways Grant
- c) - Water Facilities Assistance
- d) Recreational Facilities Grants
- e) Provincial share of Neighbourhood Improvement Program

Our concern is that the Provincial government may reduce their contributions to municipal governments in light of the new Federal funding, or else that the Provincial government may divert Federal funds to pay for some of the above programs. The Province should be requested to at least maintain their existing level of support to municipalities and further to pass on all of the Federal funds.

Allocation of City Funds

It is our anticipation that the program will result in the City receiving a block of funds to be spent on new capital projects falling within the guidelines. It will be important for the City to develop a plan for the effective utilization of these funds for 1978 and future years, and a method to allocate the funds among competing uses. This planning process will require consideration by both staff and Council members. The City Manager will be reporting in the near future on a recommended planning process for the utilization of the expected funds.

For the information of Council, the City Manager attaches as an appendix comments from the Director of Planning on this process.

Recommendations

It is recommended that

1. The Provincial Government be requested to adopt the Community Services Grant program as soon as possible in order that the municipalities may utilize the funds available for 1978, and that funds not used in one year be held to the credit of the specific municipality for use in future years.
2. The Provincial Government be requested to adopt a distribution formula to the municipalities which is objective and equitable and that municipal input be received on the choice of formula.
3. The Provincial Government be requested to also include a process in the program whereby the categories of eligible services can be modified.
4. The Provincial Government be requested to amend the payment procedure for the grants in order that the municipalities may receive the funds in advance or periodically during the year or that interest costs during construction may be an eligible cost of the services.
5. The Provincial Government be requested to at least maintain their existing level of support to municipalities in other programs and in addition flow through all of the Federal funds to the municipalities."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

MANAGER'S REPORT, JULY 21, 1978 (PERSONNEL: A8 - 1)

PERSONNEL MATTERS

RECOMMENDATION

Workers' Compensation Board Industrial Health and Safety Regulations - Section 13:35

The Director of Personnel Services reports as follows:

"The new 1978 Workers' Compensation Board Industrial Health and Safety Regulations, Section 13:35 require any employee being subjected to excessive noise levels to receive annual hearing tests and each new worker so exposed to receive a similar hearing test within six months of the commencement of employment.

The aforementioned regulation became Provincial Law on January 1st, 1978 with time being granted for employers to comply. This time is now expired and it is incumbent upon the City to comply.

The City Safety Officer with the City Occupational Health Director and a representative of the City Engineer's Department have conducted negotiations with the Hearing Branch of the Workers' Compensation Board and have determined that approximately 1,000 civic employees will be required to have regular audiometric tests on an annual basis.

The two alternative methods of meeting these requirements are as follows:

(i) To establish an audiometric testing facility within the Occupational Health Department. The approximate annual costs of this method would be -

a) Audiometric Technician	\$16,000
b) Soundproof Booth	2,000
c) Audiometric Testing Machine	<u>6,000</u>
Initial 1st year total cost	\$24,000
Each year thereafter	\$16,000

(ii) To engage by annual contract an acoustical consultant company to provide the service on behalf of the City.

The costs of this method would be approximately \$5,500 annually (a copy of an estimate of such services by Harford, Kennedy, Wakefield Ltd., as well as a description of the extent of their services is attached for your information).

The second method is just as effective and far more economical. Therefore it is recommended that:

The firm of Harford, Kennedy, Wakefield Limited, Acoustical Consultants be hired to provide the audiometric testing facilities for those employees of the City required by provincial statute to be tested at an appropriate annual cost of \$5,500, funds for 1978 to be provided from Contingency Reserve."

The City Manager RECOMMENDS approval of the above recommendations of the Director of Personnel Services.

FOR COUNCIL ACTION SEE PAGE(S) 563

MANAGER'S REPORT, JULY 21, 1978 (PROPERTIES: A9 - 1)

PROPERTY MATTERS

INFORMATION

1. Demolitions - 1959 Pandora Street

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

<u>PROPERTY</u>	<u>PROJECT</u>	<u>SUCCESSFUL BIDDER</u>
1959 Pandora St. Property Lot 12, Block 28, Endowment Fund D.L. 184	Industrial Land Assembly	J. & M. Brentwood Enterprises Ltd.

<u>CITY TO PAY</u>	<u>CODE NO.</u>
\$2,100.00	5927/9820"

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

2. Demolitions - 2743-45 Point Grey Road

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contract to the low bidder as noted:-

<u>PROPERTY</u>	<u>PROJECT</u>	<u>SUCCESSFUL BIDDER</u>
2743-45 Point Grey Road Pcl. B of 4 And 5, Blk. 1, D.L. 192	Point Grey Road Development Scheme	Litchfield Bulldozing & Demolition Ltd.

<u>CITY TO PAY</u>	<u>CODE NO.</u>
\$4,225.00	4189/-"

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

cont'd.....

MANAGER'S REPORT, JULY 21, 1978 (PROPERTIES: A9 - 2)

RECOMMENDATION

3. Lane North of Georgia Street between Kootenay Street and Boundary Road

The City Engineer and Supervisor of Properties report as follows:

"The property legally described as Subdivision 16 to which is added the $\frac{1}{2}$ of subdivision 15, $\frac{1}{2}$ of Lot 89, THSL, Plan 2016 situated on the south side of the above lane has recently been sold by the City to a private developer.

The developer is also the owner of Lot 14 Amended, the lot situated to the east, and is in the process of re-subdividing these two properties into 3 lots.

An open ditch, which carries sub-surface water from the high ground on the north and surface water from the above mentioned lane, is fully contained within the said Amended Lot 16. In order to take care of this water, the ditch will have to be culverted, catch basins will have to be installed on the lane and connected, via the culvert, to the storm sewer on Georgia Street. The developer has agreed to grant the City a 5' wide sewer easement to contain the proposed culvert.

Because the ditch on the ex-City owned Lot acts as a collector for both the sub-surface water and the lane surface drainage, the Properties Division has agreed to share the cost of the work with the Engineering Department.

The work consists of regrading a section of the lane, installing catch basins on the lane, culverting the ditch and connecting to the storm sewer. The estimated cost is \$10,800 and funds are available as follows:

\$6,480 available in the 1977 Streets Capital Budget Account #148/7968
'Opening Streets and Lanes'

\$4,320 available in the Properties Division Account #5902/272
'Subdivision and Servicing (PEF)'

The City Engineer and the Supervisor of Properties recommend that the funds be made available from the above mentioned Accounts and that the work be carried out."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and the Supervisor of Properties be approved.

4. Burrard Street Widening 1917-1935
Burrard Street, Compensation to Lessee

The Supervisor of Properties reports as follows:

"City Council, on October 18, 1977 and February 7, 1978, approved a part payment of \$16,000.00 to Mr. R.W. Hawkins, the owner of Humdinger Marine and Outdoor Equipment Incorporated at 1917-1935 Burrard Street to take care of his financial obligations during the period of construction.

The Solicitor for this Lessee has now submitted a final statement indicating that Mr. Hawkins incurred fixed expenses totalling \$24,129.07 during the business closure. Therefore, \$8,129.07 remains to be paid. After reviewing the Statement of Claim, the Director of Legal Services recommends that this amount be paid.

This Lessee through his Solicitor is also claiming the sum of \$15,000.00 in business disruption, and this matter is the subject of ongoing negotiations the results of which will be reported to Council at a later date.

cont'd.....

MANAGER'S REPORT, JULY 21, 1978 (PROPERTIES: A9 - 3)

Clause No. 4 continued:

In view of the foregoing it is recommended that the balance of the fixed expenses claim in the amount \$8,129.07 be paid to Mr. R.W. Hawkins of Humdinger Marine and Outdoor Equipment Incorporated chargeable to Account Code 146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Establishing a portion of City-owned property for lane purposes - N/W corner of King Edward and Windsor Streets

The Supervisor of Properties reports as follows:

"The City acquired Lots 12 and 13, Block H, District Lot 301, Plan 2622, situated at the N/W corner of King Edward and Windsor Streets by way of tax sale in 1939. This property has been reserved from sale for possible street widening consideration. The street widening reservation has now been removed by the City Engineer, however, he has advised that prior to disposal of the properties by the Property Endowment Fund Board, he requires the west two feet of each lot for lane purposes.

It is therefore recommended that the west two (2) feet of lots 12 and 13, Block H, District Lot 301, Plan 2622 be formally established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. North Services District Centre
1720 Grant Street

The Supervisor of Properties reports as follows:

"By Resolution of Council dated October 13, 1972, the Supervisor of Properties was authorized to negotiate with the owners of the above-described building for a five year lease with a right of renewal for a further five year period at the same terms and conditions.

The Medical Health Officer has confirmed that the renewal option should be exercised and a draft form of renewal lease has been received from the owner which appears satisfactory.

The present rental of \$3.75 per square foot for the 21,450 square feet occupied will be maintained for the renewal period. The City as lessee is required to pay its pro rata share of tax escalation over a base year of 1973. The City's share for 1978 amounted to \$18,898.36.

As this option to renew is considered favourable to the City, it is recommended that the Supervisor of Properties be authorized to complete negotiations for the renewal of this lease on the same terms and conditions as the original five year agreement, such lease to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

MANAGER'S REPORT, JUNE 21, 1978 (PROPERTIES: A9 - 4)

7. Sale of City-owned property

to Lions' Gate B'nai B'rith Building Society -

Former Haro Park Site (Lots 23 to 26, Block 32, District Lot 185)

The Director of Legal Services and Director of Finance report as follows:

"Council, on August 12, 1975, authorized the sale of the above lands for the purpose of establishing a multi-purpose service centre for geriatric care. The offer to sell has been extended on several occasions by Council to the most recent date of June 30, 1978. The Society has now accepted the offer. The price of \$350,000.00 is considerably less than the estimated market value so the Society was required to grant an option to purchase to the City if construction is not commenced within 18 months from the date of sale or is not completed within 36 months of the date of sale.

The Society, in order to finance construction and operate the centre, will lease the land to another Society to be formed for the purpose. The project is to be financed by C.M.H.C. and the Province, who will advance funds on security of a mortgage of the lease. C.M.H.C. requires that the lease and mortgage be registered in priority to the option to purchase. If financing is done directly by the Society, then C.M.H.C. would also require that such mortgages be a first charge.

The practice is to register an option to purchase as a first charge, but the Director of Legal Services believes that because the Society is arranging for an immediate start on the construction and because the C.M.H.C. and the Province are providing financing, the City's interest in ensuring that construction proceeds is protected. If the City exercises the option, then it will purchase, subject to the lease and mortgage of it, and in this respect the security is impaired. The objective of seeing that construction proceeds is, however, still encouraged by the option.

The Director of Legal Services and the Director of Finance therefore recommend that a mortgage or the mortgage of a lease by a non-profit society to C.M.H.C. and/or the Province be permitted to be registered in the Land Registry Office in priority to the option."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services and Director of Finance be approved.

8. Sale of City-owned lot situated on
W/S of Main, North of 33rd to owner
of abutting lot

The Supervisor of Properties reports as follows:

"Lot 23 except the west 10 feet, Block 4, D.L. 634, Plans 1426 and 4421 situated on the W/S of Main Street and north of 33rd Avenue was acquired by way of tax sale in 1920. The subject lot is approximately 31.8 feet x 101 feet in size and in an area zoned C-2 (Commercial District) and cannot be developed to its full potential under the By-Law. The property on the North side of this lot is developed with a relatively new structure; however the property on the south side is an older type corner grocery store which serves the local area. The owner of the grocery store is desirous of redeveloping his site and has made a request to purchase the City lot. Following negotiations he has agreed to a purchase price of \$56,420.00 and has also agreed to consolidate the City lot with his lot to create one parcel. This is established procedure when considering a direct sale to the owner of the abutting lot.

cont'd...

MANAGER'S REPORT, JULY 21, 1978 (PROPERTIES: A9 - 5)

Clause No. 8 - ~~Voluntary~~

The Supervisor of Properties considers that the sale of this lot to the owner of the grocery store provides for a better development on this site and the price negotiated represents fair and market value.

It is therefore recommended that Lot 23 except the West 10 feet, Block 4, D.L. 634, Plans 1426 and 4421 be sold to the abutting owner subject to the following conditions:

- a) Sale price to be \$56,420.00 cash with the date of sale to be September 1, 1978.
- b) Sale subject to consolidation of Lot 23 with abutting Lot 24 to create one parcel with the purchaser responsible for the required subdivision and all costs of this consolidation."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

9. Rental Review - Portion of Terminal Avenue
Canadian National Railway Company

The Supervisor of Properties reports as follows:

"City Council on February 24, 1976 approved the lease of a portion of Terminal Avenue to Canadian National Railway for a period of 20 years with a rental review every two and one-half years.

Following negotiations with the lessee, he has agreed to a rental increase from \$15,225 per year inclusive of taxes to \$18,480 per year inclusive of taxes commencing July 1, 1978 and continuing until December 31, 1980. All other terms and conditions of the lease to remain the same.

Therefore, it is recommended that effective July 1st, 1978 the rental be increased to \$18,480.00 per year."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

CONSIDERATION

10. 1186 Davie Street - Demolition by Council Order

The Supervisor of Properties reports as follows:

"City Council on May 2, 1978 resolved that Mr. G. H. Jordan, Supervisor of Properties, be instructed to demolish the above premises if they are not repaired prior to July 9, 1978.

In this connection, the absentee owner, Mr. E. Kingsley has written a letter, copy attached, requesting an extension for 6 months to enable him to remove the building. He also requests that Council cancel the resolution.

As the expiry date was July 9th, we would normally call tenders on the 10th, however, in view of Mr. Kingsley's letter, we will hold the matter in abeyance until Council considers this report.

cont'd...

MANAGER'S REPORT, JULY 21, 1978 (PROPERTIES: A9 - H

(Clause No. 10 continued)

It would appear therefore, that Council has 3 options:

- a) Rescind the resolution of May 2, 1978.
- b) Grant the 6 months extension.
- c) Instruct the Supervisor of Properties to proceed in accord with the resolution of May 2, 1978.

In view of the above information, this report is submitted to City Council for CONSIDERATION."

The City Manager does not recommend Option (a), but submits the choice between (b) and (c) for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 563 & 564

MANAGER'S REPORTDATE JULY 18, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: HEALTH DEPARTMENT PROTECTION PROGRAM FOR PERISHABLE FOODS

CLASSIFICATION: INFORMATION

City Council, at its June 27th meeting, requested the Medical Health Officer to report on the enforcement program for Chinese Barbecue Meat Products.

The Medical Health Officer reports as follows:

"Legislation"

Vancouver's Health By-law was passed in 1968, and includes specific requirements for cleanliness in food preparation as well as temperature protection for perishable foods (refrigeration to below 40 degrees F or heating above 150 degrees F). This was patterned after most North American and international statutes designed to avoid food being kept at "incubation" temperatures.

British Columbia's Food Premises Regulations (pursuant to the Health Act) were passed in 1971. These Regulations closely matched the City's requirements (below 40 degrees F and above 140 degrees F).

The Federal Government then passed regulations identical to the Province of B. C. Health Act as a result of information from national surveys (1969) of the handling of perishable meat products. Their interest was first aroused in 1968 by fatal food poisonings in the U.S.A. from barbecued meat products (not Chinese).

History of Enforcement Program

The Vancouver Health Department started a city-wide upgrading of food premises in 1968 with special attention to cooked perishable products. As a result of our requirements, some vendors ceased selling barbecued meats in supermarkets and remaining premises (including smorgasbords and delicatessens) came into compliance. It was also possible to bring nearly all food transport within the city into compliance through use of refrigerated trucks. Only the Chinese barbecue meat merchants failed to meet our standards. Our files are thick with evidence of numerous meetings, agreements, letters of intent to comply and laboratory reports.

In July 1973, in the face of serious non-compliance, information was laid to begin prosecution of several merchants. After several months, there had been no processing of charges, and the Department had to accept new promises of improved sanitation.

In 1974, our work was given impetus by a Federal survey report which revealed that the Chinese barbecue meats had a far heavier bacterial growth (19 times on the plate count, 19 times the growth of fecal coliforms and four times more frequently contaminated from staphylococcal aureus, a common food poisoning organism).

In 1975, four premises were closed and all but two of the remaining merchants voluntarily closed in sympathy. Upgrading to the Health Department's satisfaction was attained briefly but not maintained.

By 1975, the Health Protection Branch (Federal) offered to carry out the enforcement program (under their legislation) on a national basis. The Vancouver Health Department, by this time, was being accused of being the only local health department in Canada pursuing Chinese barbecued meats. This Federal involvement was, therefore, welcomed. After the same long process of inspections and warnings, the Health Protection Branch was in the process of preparing for court action when this Spring the Federal Minister of Health agreed to consider a new basis for enforcement: microbiological standards. The basis for Health Protection Branch enforcement was thus invalidated.

Some reports have given the impression that the new Federal standards are a relaxation of previous standards. This is not the case. Meats stored at "incubation temperatures" for a reasonable time will certainly also fail the microbiological standards. However, enforcement procedures based on microbiological standards will be more expensive and time-consuming, requiring extensive laboratory tests.

- 2 -

The Vancouver Health Department, therefore, resumed normal inspectional activity in order to fulfill its responsibilities under the Provincial Health Act. Early inspections revealed a standard worse than the poorest level attained in previous years. I am attaching a verbatim report (APPENDIX A) from the District Health Inspector to illustrate our concerns.

This report is typical of many others, and indicates that in addition to improper storage of meats, there are many other violations of the Health Act.

As a result of these inspections and follow-up orders, improvements have been rapid in two premises. This favourable early response was communicated to the Barbecue Merchants Association at a meeting in City Hall, Thursday, July 13, 1978. At this meeting our intent to proceed under the Health Act was discussed and understood. Edmonton is currently prosecuting the Chinese Barbecue Merchants for unsafe temperature storage. The Chinese delegation also advised that the Toronto Health Department is also currently prosecuting.

History of Food Poisoning Attributed to Chinese Barbecue Meats

(1) 1972 (November)

Four family members became ill with salmonella typhimurium, and one family visitor also became ill following a barbecued meat dinner. This was the only meal common to all five persons. One-half barbecued duck and one lb. barbecued pork had been purchased from a Pender Street merchant.

(2) 1977 (September)

Thirty Kingston, Ontario people became ill from eating Chinese barbecued products purchased seven to eight hours earlier in Montreal. All portions were wrapped separately at the store precluding later contamination. The report is attached (Appendix B).

(3) 1977 (September)

A party of 12 people at a Surrey, B. C. restaurant ate barbecued duck brought in from Pender Street on a special order. Six later became ill from salmonella food poisoning. The meat was purchased from a Pender Street store. Less than one hour in transit elapsed before the food came under refrigeration at the restaurant. No other restaurant patrons became ill. This event is significant in view of the short transport time before the meat was refrigerated at the restaurant.

(4) 1978 (February)

The casualty officer at Mt. St. Joseph Hospital reported a food poisoning in a hospital employee. He was admitted for care because of the violence of symptoms. Two others in the family were ill. The one family member who was not ill did not eat any of the barbecued meat. Specimens were obtained too late to confirm the causative agent, but the timing was consistent with staphylococcal toxin. Other food products obtained later from this store (just after this incident) revealed a heavy growth of B. Proteus bacteria.

Current Enforcement Program

It is the intention of the Health Department to review thoroughly two or three premises each week and provide careful follow-up of immediate, seven-day and long-term orders. If closure or prosecution is indicated, there will be no lack of warning. All premises are, from their history, capable of compliance."

The City Manager submits the foregoing report of the Medical Health Officer to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 559

MANAGER'S REPORT

July 20, 1978

TO: Vancouver City Council

SUBJECT: Tenders for Alterations and Additions to Carnegie Building

CLASSIFICATION: RECOMMENDATION

The City Architect reports as follows:

"On April 4, 1978, City Council considered a report of the Standing Committee on Community Services dated March 23, 1978 on financing of the redevelopment of the Carnegie Library, and approved the following recommendation:

"That City Council approve \$857,788 from the 1978 Supplementary Capital Budget for the completion of capital funding for the Carnegie Building as proposed by the Carnegie Building Planning Advisory Committee and the City's Architect Consultants."

By this appropriation of funds, financing in the amount of \$1,873,425 was completed for the project which includes \$400,000 Recreation Facilities Program grant from the Provincial Government which has been applied for. The provincial funds have not yet been received but according to advice received by the Director of Social Planning announcements from Victoria are expected before August 4, the deadline for the signing of an agreement between the City and the Contractor.

The City Architect reports that five tenders for the alterations and additions were received from general contractors on June 7, 1978, as follows:

1. Byers Construction-Western Ltd.	\$1,839,000.00
2. Ward & Son Ltd. & P.B. Ford Co. Ltd.	\$1,998,700.00
3. Smith Bros. & Wilson Ltd.	\$2,039,000.00
4. H. Haebler & Co. Ltd.	\$2,096,500.00
5. Commonwealth Construction Co. Ltd.	\$2,117,335.00

All of these tenders were found to be in order but the low bid is approximately \$230,000 more than the amount allocated for construction when due allowance is made for consulting fees, furnishings and miscellaneous expenditures, which must be funded from the total financing.

Accordingly, the Architects and City staff have reviewed the project with a view to presenting options for reducing costs. Deletions were discussed and selected in order of priority by the Carnegie Building Planning Advisory Committee, with the result that total savings of \$233,426 have been negotiated with the low bidder. By accepting these savings, the total project costs are now estimated as follows:

Construction Low Bid less negotiated savings (\$1,839,000 less \$233,426)	\$1,605,574
Architects and Consultants Fees *	166,197
Furnishings	75,000
Miscellaneous Expenditures to date includes	
Programming Fees	
Building Permit	
Development Permit	(approx.) 23,000
Contingency	3,654
Total funds committed to project	\$1,873,425

* Based on the lower negotiated contract price.

It is therefore recommended that the low bid of Byers Construction-Western Ltd. in the amount of \$1,839,000 with the negotiated savings in the amount of \$233,426 be accepted for a construction contract of \$1,605,574.

The Director of Social Planning advises that an application for \$174,720 has been made under the Canada Works Program for this project. The results of this application should be known by mid-August. If the application is approved, it would mean that most of the cut-backs in the building construction contract would be unnecessary. Although Canada Works funds, if approved, would represent less than 10% of the total cost, they are very important to the redevelopment plan. Since acceptance of the low bid is necessary before August 4, 1978, it is recommended a contract be signed as detailed above and that if any funds are approved from the Canada Works Project these be applied towards restoring the deletions on advice from the Carnegie Building Planning Advisory Committee and the Director of Social Planning.

The Director of Legal Services advises he will incorporate a Non-Profit Corporation, if Council approves, to ensure that the Canada Works portion of the contract (10% or less) remains separate from the general contract. It is thought that the Non-Profit Corporation will also facilitate labour union endorsement. The Deputy City Manager has been attempting to seek the clearance and support of the two labour unions affected.

The Director of Finance advises that if Council approves this report, it should be contingent upon approval of the \$400,000 provincial grant and that the contract should not be awarded until written approval of the provincial grant is received.

It is recommended that:

A. The low bid of Byers Construction-Western Ltd. with negotiated savings, be accepted as follows, subject to the receipt of the \$400,000 Provincial grant:

Tender Price	\$1,839,000
Less: Negotiated Savings	233,426
Contract Price	\$1,605,574

B. The City enter into a contract with the successful tenderer aforesaid with a provision that if any or all funds requested under the Canada Works Program are approved, these be used to restore cut-backs in the construction, then further contractual arrangements be made between the City and/or the successful tenderer and/or the City's Development Corporation, all to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS the foregoing recommendations of the City Architect be approved.

FOR COUNCIL ACTION SEE PAGE(S) 564

D

MANAGER'S REPORT

July 20, 1978

TO: Vancouver City Council
SUBJECT: Development Corporation
CLASSIFICATION: RECOMMENDATION

The Director of Legal Services reports as follows:

"In a separate report, the City Architect is recommending that a contract be awarded with respect to the renovation of the Carnegie Library Building. The report also deals with the possible availability of funds under the Canada Works Programme.

If this source of funds is available, it would be best if the City created a non-profit corporation to put the scheme into effect. An additional reason for incorporating a special company is that in 1974 the Charter was amended to permit the City to engage in any business, commercial, or industrial undertaking. If it was ever the intention to utilize this authority, it might be wise to use such a corporation as the vehicle.

Accordingly, I recommend that steps be taken to incorporate a non-profit corporation to be known as the City of Vancouver Development Corporation, and that the firm of Cumming, Richards & Company (solicitors for the City Public Housing Corporation) be retained with respect to the new corporation.

I further recommend that the Board of Directors should be essentially the same as the Board of Directors for the Housing Corporation, namely, Mayor Volrich, Alderman Brown, Alderman Harcourt, Maurice Egan (in lieu of the City Manager), Mr. Leckie and Mr. Fleming.

The Director of Finance advises that the source of funds shall be Contingency Reserve.

The City Manager RECOMMENDS that the recommendations of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 564

MANAGER'S REPORT

DATE: July 20th, 1978

TO: Vancouver City Council

SUBJECT: New Central Hotel and Ferry Hotel

CLASSIFICATION: RECOMMENDATION

The Director of Social Planning reports:

The New Central Hotel and the Ferry Hotel which provide hostel accommodation in the Downtown East Side came into the possession of Central Mortgage and Housing (the mortgagee) upon the dissolution of the United Housing Foundation, the previous owner. There is an existing 35 year Section 15 (1) NHA mortgage at 7 5/8% on the properties terminating in the year 2010. Since April 1976 CMHC have been managing the properties. Certain losses and costs incurred in this operation have been added to the outstanding balance of the mortgage by CMHC.

In 1976, CMHC offered to transfer ownership of the buildings to the City. Preliminary negotiations, at that time, assured the City that, through the Vancouver Public Housing Corporation, it could assume the mortgage on the building at the present preferred interest rate. Further, letters from both the branch manager for CMHC and the Provincial Minister of Housing assured the City of payment of all operating losses of the hotels by the senior levels of government.

Vancouver City Council, at its meeting on December 14th, 1976 approved the following motions:

"A. THAT City Council advise Keith Tapping, Branch Manager, CMHC, and the Honourable Hugh A. Curtis, Minister of Housing, that the City agrees to accept their offer of ownership by the City at the earliest possible date of the New Central Hotel, located at 44-48 East Cordova Street and the Ferry Hotel, located at 59 Alexander Street, and to manage these hotels provided that:

- i) title is transferred to the City in the name of the City of Vancouver Public Housing Corporation with the existing Section 15 (1) NHA Mortgage (and operating agreement) at the preferred interest rate of 7 5/8%.
- ii) CMHC pays 50% of all operating costs under Section 44 (1) (b) of the NHA and the Provincial Government pays the other 50% of all operating costs; such operating costs to include all expenses incurred in respect to housing management, debt servicing, taxes, insurance, repairs, improvements and replacements to the buildings required to ensure safety and comfort;

B. THAT the management, except for the Multi-Use Centre, of the New Central and Ferry Hotels, be assigned to the Properties Division of the Finance Department.

FURTHER THAT the foregoing be subject to the buildings being put into a reasonable state of repair to the satisfaction of the City.

C. THAT the Director of Legal Services, on behalf of the City, be authorized to execute the appropriate legal agreements with all parties to this transaction in consultation with the Director of Finance and the Director of Social Planning."

The City Architect and the Supervisor of Properties advise that:

After 18 months of building inspections, meetings, negotiations and the completion of a long list (37 items) of repairs and improvements to both hotels, they are finally able to report that the buildings are now in a reasonable state of repair for acceptance by the City. Details of the repairs and improvements made are available from the City Architect.

contd.,

The Director of Finance advises that:

Recommendation A(ii) above, refers to operating subsidies under Section 44(1)(b) of the NHA. Given these subsidies, the Vancouver Public Housing Corporation should not experience any costs in managing these hotels. Staff have begun detailed negotiations on the 44(1)(b) subsidies for this project and wish to advise Council of some of the limitations of this subsidy. Those limitations are as follows:

1. Each project receives an approval for Section 44(1)(b) subsidies which must be renewed annually. This restriction was put in place mainly to ensure that operating budgets are kept in line and should not be a source of concern to the City.
2. The participation of the Federal and Provincial governments in the 44(1)(b) subsidies is the subject of a master agreement between the two senior levels of government. The term of this master agreement is until 1991. There is no guarantee that beyond this point any of the projects in the province currently receiving 44(1)(b) subsidies will continue to do so. In fact, should the Province change policies and withdraw its participation at an earlier date, the Federal guarantee of operating losses would also cease.

Effectively then there is no guarantee that the operating losses of the operation of the hotels will be covered for the entire term of the mortgage. Staff have also been discouraged by CMHC officials from an attempt to have this building treated as a special case.

If the Section 44(1)(b) subsidies were cancelled, the City would be faced with a hard decision but there would be several options open. Some of these options would be:

- a) continue to operate the hotels and find an alternate course for the subsidy.
- b) default on the mortgage and return the hotels to CMHC who would then be in the same position that they are now.
- c) pay off the mortgage from civic funds, demolish the building and redevelop the site.

It is impossible now to predict whether or not the uncertainty surrounding the operating subsidies will be a major problem to the City. Although 44(1)(b) subsidies apply to other buildings throughout B.C. and Canada and the element of uncertainty is not unique to Vancouver nor the New Central or Ferry Hotels, City staff felt that City Council should be aware of it.

The Director of Legal Services advises regarding the terms and Conditions of Purchase:

NEW CENTRAL HOTEL

1. Purchase price - \$1,101,301.16
2. Financing:
 - (a) The City of Vancouver Public Housing Corporation to assume existing mortgage dated August 16th, 1973;
 - (b) The mortgage shall be modified to increase the principal amount to include the purchase price and legal costs and provide for payments semi-annually in arrears and delete provision for CMHC to collect taxes;
 - (c) The Operating Agreement will be completed, executed and registered with the Modification Agreement;
 - (d) The terms of the mortgage shall include the existing interest rate of 7 5/8% with a termination date of March 1st, 2010;

- (e) The financing is based on the assumption that the remaining amount of the forgivable loan pursuant to the National Housing Act is \$123,803.59;
- (f) The operating losses of the hotel will be eligible for full subsidy pursuant to Section 44(1)(b) of the National Housing Act.
- (g) Central Mortgage and Housing Corporation agrees to budget for operating the hotel in accordance with a budget approved by City staff and CMHC;
- (h) Central Mortgage and Housing Corporation have included in the purchase price \$8,000 to be advanced upon completion of repairs to:
 - i) install ventilation system required for washrooms and W.C.'s on east side of building as per consultant's report;
 - ii) hot water systems will be modified to maintain water at 140° F. at all fixtures;

3. The existing lease between the United Housing Foundation and the City of Vancouver, dated January 19th, 1976, is to be ratified by the City of Vancouver Public Housing Corporation for the balance of the term, subject to modification that reflects the fact that the City advanced funds to the United Housing Foundation pursuant to a mortgage which will now be discharged, to finance the installation of the tenants' improvements and fixtures. The lease will be modified to provide that rent will be based on unimproved premises, which is the basis upon which rent is now being paid.

4. The closing date will be as of August 1st, 1978 and adjustments will be as of that date.

FERRY HOTEL

1. Purchase price - \$211,636.67
2. Financing:
 - (a) The City of Vancouver Public Housing Corporation to assume existing mortgage dated August 30th, 1973;
 - (b) The mortgage shall be modified to increase the principal to include the purchase price and provide for payments semi-annually in arrears and delete provision for CMHC to collect taxes;
 - (c) The Operating Agreement will be completed, executed and registered with the Modification Agreement;
 - (d) The terms of the mortgage shall include the existing interest rate of 7 5/8% with a termination date of March 1st, 2010;
 - (e) Financing is based on the assumption that the remaining amount of the forgivable loan pursuant to the National Housing Act is \$27,682.08;
 - (f) The operating losses of the hotel will be eligible for a full subsidy pursuant to Section 44(1)(b) of the National Housing Act;
 - (g) Central Mortgage and Housing Corporation will agree to budget for operating the hotel in accordance with a budget approved by City staff and Central Mortgage and Housing Corporation.
3. The closing date will be as of August 1st, 1978 and adjustments will be as of that date.

PURCHASE PRICE

The two hotels are being offered to the Vancouver Public Housing Corporation for the cost of their outstanding mortgages plus any costs incurred by CMHC in foreclosing on the hotels. The purchase price will total \$1,312,937.83. The interest rate on the mortgage will be 7 5/8%. The portion of the purchase price which will be repayable after certain grants are accounted for is \$1,161,452.16.

No appraisal has been made of the value of the building for comparison with the purchase price. This is because of the special circumstances under which the Vancouver Public Housing Corporation is undertaking acquisition and because all operating losses (including the cost of mortgage amortization) are to be subsidized under Section 44(1)(b) of the NHA. As a result, there has been no negotiation with CMHC on the matter of purchase price.

RECOMMENDATION

The Director of Social Planning recommends that City Council approve acquisition, effective August 1st, 1978, by the Vancouver Public Housing Corporation, of the New Central Hotel and theFerry Hotel by assumption of a modified mortgage from CMHC where the purchase price totals \$1,312,937.83. The mortgage to be at a rate of 7 5/8% and to terminate in the year 2010.

The City Manager RECOMMENDS that the recommendation of the Director of Social Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 565

MANAGER'S REPORTDATE JULY 21, 1978

F

TO: Vancouver City Council
SUBJECT: Grant in Lieu of License Fee for the Vancouver Sea Festival Society
CLASSIFICATION: CONSIDERATION

The Acting Director of Permits and Licenses reports as follows:

"The operators of the Sea Festival have asked that they be exempted from paying the License fee for a 'Public Street Market Operator's License' for the days of July 22, 23, 24 and 29, 1978. They were advised that I had no power to grant such a request and the Director of Legal Services suggested that Council, if they so wish, may make a grant in lieu of the fee under Section 206 of the City Charter, by not less than two-thirds of all its members.

The Acting Director of Permits and Licenses submits for consideration a grant of \$400 to the Vancouver Sea Festival Society, under Section 206 of the City Charter to offset the cost of \$400 Public Street Market License, issued to them July 21, 1978."

The City Manager submits the above report for CONSIDERATION; source of funds to be Contingency Reserve if Council approves the grant.

FOR COUNCIL ACTION SEE PAGE(S) 565

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

JULY 13, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, July 13, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard (Clauses 3 to 9)
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Part Report from the Community Services Committee meeting of June 22, 1978 and the Report dated June 29, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION1. Liquor Permit Application - 1216 Robson Street

The Committee had before it for consideration a Manager's report dated June 27, 1978, in which the Director of Planning reported on the application of Mr. Edward Cordes for Development Permit Application No. 80881 at 1216 Robson Street, as follows:

'The above noted Development Permit Application has been filed to alter and use approximately 650 sq. ft. of the existing restaurant as a holding bar.

This development is situated on the south side of Robson Street between Jervis and Bute Streets.

The drawings submitted indicate that the proposed holding bar will provide an assembly area of approximately 650 sq. ft. (27% of the floor area of the restaurant). The seating capacity for the dining area is 50 and the proposed seating for the holding bar is 13.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 13 seats.

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

This Development Permit Application is being submitted to City Council for information regarding the new liquor outlet and that Council be advised that the Director of Planning is prepared to approve this Development Permit Application (subject to Council approval), in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the use of approximately 650 sq. ft. of the existing restaurant as a holding bar.

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Continued . . .

Report to Council
Standing Committee of Council on Community Services
July 13, 1978

(I-2)

Clause No. 1 Continued

A representative from the Planning Department appeared before the Committee on this matter, and following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80881 to Mr. Edward Cordes to alter and use approximately 650 sq. ft. of the existing restaurant at 1216 Robson Street as a holding bar.

2. Liquor Permit Application - 2257 Kingsway

The Committee had before it for consideration a Manager's report dated July 6, 1978, in which the Director of Planning reported on the application of Mr. D. Delinsky for Development Permit Application No. 81095 at 2257 Kingsway as follows:

'The above noted Development Permit application has been filed to use a portion of the main floor of the building as a holding bar area, in conjunction with the proposed restaurant.

This development is situated on the north side of Kingsway, west of Nanaimo Street.

The proposed holding bar development will provide an assembly area of approximately 525 sq. ft. (10.3% of the floor area of the restaurant). The proposed seating capacity for the dining area is 142 and the proposed seating area for the holding bar is 36.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 36 seats.

The Director of Planning is prepared to approve this Development Permit Application subject to revised drawings being submitted to comply with all City and Provincial Regulations, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

A representative from the Planning Department appeared before the Committee on this matter, and following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81095 to Mr. D. Delinsky to use a portion of the main floor of the building at 2257 Kingsway as a holding bar area in conjunction with the proposed restaurant.

Continued . . .

Report to Council
Standing Committee of Council on Community Services
July 13, 1978

(I-3)

3. Liquor Permit Application - 1138 Granville Street

The Committee had before it for consideration a Manager's report dated July 10, 1978 (copy circulated) in which the Director of Planning reported on the application of Jonathan & Co. for Mr. J. Stevenson for Development Permit Application No. 80635 to alter and use the main floor of the existing building at 1138 Granville Street as a restaurant with a holding bar of approximately 480 sq. ft.

The report contained a statement that the Vancouver Police Department is opposed to the issuing of the application as the applicant, Mr. J. Stevenson, in the past, operated a non-licensed club at 1055 Seymour Street where he was charged and convicted of offenses under the Government Liquor Act, City of Vancouver By-laws and the Fire Marshal's Act.

The Manager's report concluded that in view of the Police Department's comments, the Acting Chief License Inspector suggested that Council defer consideration of the holding bar at this time without prejudice to another application being made in a few months time. This would permit the restaurant only to operate which could be monitored and taken into consideration if a future application were made for a holding bar.

Appearing before the Committee on this matter were representatives from the Planning and Permits & Licenses Departments, a spokesman from the Police Department and the applicant, Mr. J. Stevenson.

Following brief discussion, it was

RECOMMENDED

THAT Council defer consideration of the application for a holding bar at 1138 Granville Street for two months from the date of the issuance of a liquor license for a restaurant at this location, and that the City Manager report back to the Community Services Committee at the end of the two months on the operation of the restaurant at 1138 Granville Street.

INFORMATION

4. Operation of Establishment at 1055 Seymour Street

During consideration of the application of Mr. J. Stevenson for a development permit application for a restaurant with a holding bar at 1138 Granville Street, the Committee noted that Mr. Stevenson had previously operated a non-licensed club at 1055 Seymour Street where he was charged and convicted of offenses under the Government Liquor Act, City of Vancouver By-laws and the Fire Marshal's Act.

During discussion, the Committee was advised that a business known as "Down Beat Dance Academy" continues to operate without a business license at 1055 Seymour Street and that charges have been laid against four persons of illegally selling liquor and operating without a business license.

The Committee learned that the business at 1055 Seymour Street has been carried on without a license for close to seven months and indicated that no one should be permitted to operate a business without a license for such a lengthy period of time.

Continued . . .

Report to Council
Standing Committee of Council on Community Services
July 13, 1978

(I-4)

Clause No. 4 Continued

There was brief consideration by the Committee on the advisability of seeking an injunction to close the doors of the business, but the Director of Legal Services advised that the City should obtain a conviction against the principals for operating without a license and for violations of the Government Liquor Act before seeking an injunction.

The Committee urged that prosecution proceed as expeditiously as possible and the City Manager advised he would report back to the Committee with a schedule of dates for the prosecution of those connected with the operation at 1055 Seymour Street.

RECOMMENDATION

5. Liquor Permit Application -
Lot 39, False Creek (Heather Neighbourhood)

The Committee had before it for consideration a Manager's report dated July 10, 1978 (copy circulated) in which the Director of Planning reported on the application of Mr. Hemerling for Frank Stanzl Construction for Development Permit Application No. 81140 on the east side of Leg In Boot Square in Area 6 of False Creek to alter and use approximately 412 sq. ft. of an approved restaurant as a holding bar.

Appearing before the Committee on this matter were representatives from the Planning and Permits & Licenses Departments.

During consideration of this matter, the Committee noted from the report that the Police Department objects to the issuing of this permit based on the Department's experience with existing holding bars conducting neighbourhood pub style operations, thereby creating a community nuisance in the area they serve.

During discussion, the Committee inquired why it should approve a holding bar before the restaurant begins operation and it was pointed out that it is easier for the applicant, in the case of a new establishment, to apply for both the restaurant and holding bar simultaneously in order that all necessary construction work can be done at one time.

However, it was also noted that theoretically, the holding bar is to accommodate overcrowding in the operation of an existing restaurant and that the Committee should allow for the restaurant to be operational for a period of time before considering a holding bar.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81140 to Mr. Hemerling for Frank Stanzl Construction to establish a holding bar in the approved restaurant on the east side of Leg In Boot Square in Area 6 of False Creek, provided that the applicant first obtains a Government Liquor License for the restaurant.

Continued . . .

Report to Council
Standing Committee of Council on Community Services
July 13, 1978

(I-5)

INFORMATION

6. Request for Purchase of Surplus City Furniture and Equipment - "This Is Dance In Canada Dreams And Realities"

Under procedures and guidelines approved by City Council on April 23, 1974, the Committee has power to approve the sale of surplus City furniture and equipment to non-profit organizations for a nominal sum.

The Committee had before it for consideration a request (copy on file in the City Clerk's office) from "This Is Dance In Canada Dreams And Realities" for surplus City furniture and equipment valued at \$625.00 which, under the City policy, would be sold to the organization for \$65.63.

Approval of the sale by the Committee was recommended by the Director of Social Planning.

Following discussion, it was

RESOLVED

THAT the Committee approve the sale of surplus City furniture and equipment valued at \$625.00 to "This Is Dance In Canada Dreams And Realities" for \$65.63.

RECOMMENDATION

7. Fire By-law Upgrading -
Austin Hotel, 1221 Granville Street

Council, on June 13, 1978, approved the recommendation of the Community Services Committee of June 1st, 1978, that consideration of fire by-law upgrading at the Austin Hotel, 1221 Granville Street, be deferred one month.

The Committee had before it for consideration a Manager's report dated July 6, 1978 (copy circulated) in which the Fire Chief reported that as of July 5th, 1978, no progress had been made on a number of outstanding matters which have been required by the City to be carried out at the Austin Hotel.

The City Manager advised the Committee that he received a telephone call from Mr. S. Somani this day saying that he did not wish to appear before the Committee until his lawyer could accompany him and that his lawyer was unable to attend this date. The City Manager advised the Committee that Mr. Somani had told him that he disagrees with the interpretation of the by-law on those items which he has not yet upgraded at the hotel and that Mr. Somani wishes to appeal these interpretations.

Representatives of the Fire Department appeared before the Committee on this matter, pointing out that among the items which remain outstanding are the installation of wired glass windows, emergency lighting and the installation of new doors. It was further pointed out that all other hotels in the Downtown area have complied and that there was no appeal procedure when the orders for upgrading were issued.

Continued . . .

Report to Council
Standing Committee of Council on Community Services
July 13, 1978

(I-6)

Clause No. 7 Continued

Following discussion, it was

RECOMMENDED

- A. THAT Mr. S. Somani be requested to appear before Council to show cause why his business license should not be revoked for failure to comply with all requirements of the City Fire By-law.
- B. THAT the City Manager report further to Council on the Austin Hotel, providing chronological details of instructions and orders regarding the hotel's compliance with the City Fire By-law and the licenses which are held by the hotel.

8. Rory's Towing Ltd. and Westburn Services Ltd. - Licenses

Council, on June 27, 1978, when dealing with the Manager's report dated June 23, 1978 (copy circulated) referred the report to the Community Services Committee.

In the report, the Acting Director of Permits & Licenses reviewed a number of problems which have arisen in the operation of Rory's Towing Ltd. based on complaints to the City by citizens. The report concluded with the recommendation that the operator be requested to appear before Council to explain his actions on these matters and to show cause why his business license should not be suspended.

Appearing before the Committee on this matter were the Acting Director of Permits & Licenses, the Director of Legal Services and Mr. R. Washtock, operator of Rory's Towing Ltd.

The Committee reviewed the five paragraphs contained in the City Manager's report which specify a number of irregularities by Rory's Towing Ltd. insofar as City auto towing regulations are concerned, and copies of towaway slips containing the signature of Mr. Washtock were shown to him by City officials. This is in contravention of Section 10A(6) of the License By-law. Mr. Washtock admitted that he did sign two of them for towing from the 3200 Block Broadway.

The Director of Legal Services reminded Mr. Washtock that a meeting of all persons in the auto towing industry was held in the East Wing of City Hall, at which time it was stressed that the towing by-law would be enforced on a complaint basis.

The Acting Director of Permits & Licenses distributed a memo dated July 12, 1978 (copy circulated) which provided additional information on complaints received about Rory's Towing Ltd. during the latter part of June.

Mr. Washtock advised the Committee that the regulations pertaining to the automobile towing business are complicated and difficult to follow and he maintained that he is endeavouring to meet all the requirements of the regulations.

The Chairman of the Committee advised Mr. Washtock that whereas the automobile towing business may be a difficult one, the City does expect towing operators to comply with City regulations.

Continued . . .

Report to Council
Standing Committee of Council on Community Services
July 13, 1978

(I-7)

Clause No. 8 Continued

The Committee noted there was to be a further progress report to Council on the operation of automobile towing companies six months after the new regulations came into effect on April 1st, 1978.

Alderman Marzari moved that the Committee recommend to Council that Mr. Washtock be requested to appear before Council to show cause as to why his business license should not be suspended.

- LOST

(Aldermen Rankin, Bellamy, Ford and Gerard opposed.)

Following discussion, it was

RECOMMENDED

THAT the matter of complaints regarding the operation of Rory's Towing Ltd. be deferred for three months and the City Manager be requested to report to the Community Services Committee at the end of three months on Rory's Towing Ltd.

(Alderman Marzari opposed.)

9. Downtown Community Workers re Chronic Alcoholics

The Committee had before it for consideration a Manager's report dated July 6, 1978 (copy on file in the City Clerk's office) in which the Director of Social Planning provided an inventory of agencies available as resources for chronic alcoholics, commented on the administration of social assistance for chronic alcoholics, and put forward a proposal from Downtown Eastside area community workers to improve the delivery of treatment to chronic alcoholics.

Appearing before the Committee on this matter were a number of Downtown area community workers and representatives from the Police Department, the Social Planning Department, the Civil Liberties Association and the Medical Health Officer.

There was a general discussion on how best to approach the problem of treating seriously ill persons afflicted with alcoholism who, because of the advanced nature of their affliction, are often incapable of forming an intent or desire to rehabilitate themselves.

Noting that the report contained a recommendation from the Director of Social Planning that Section 64A of the Summary Convictions Act be repealed and replaced with legislation under the Provincial Health Act, the Medical Health Officer pointed out that the Provincial Health Act is currently under major revisions and it could be some time before the Act is finalized.

Representatives of the Civil Liberties Association stated compulsory treatment is usually unsuccessful and they suggested improved treatment facilities should be provided and compulsory treatment should be avoided.

Continued . . .

Report to Council
Standing Committee of Council on Community Services
July 13, 1978

(I-8)

Clause No. 9 Continued

A representative from the Police Department reported that in 1976, 15,303 persons were processed through the City jail on intoxication charges, 13,321 were processed in 1977, and 5,494 have been processed up to the end of June of this year. He related some of the difficulties involved in utilizing Section 64A, pointing out that persons referred under Section 64A to the Alouette River Unit end up being housed with persons convicted of criminal offenses and this is not a desirable situation.

The Police spokesman said the Department does not consider chronic alcoholics to be criminals and does not like to see chronic alcoholics jailed as this is not the place for them.

The Committee noted that compulsory treatment is an infringement on a person's civil liberties. However, it was noted by one member that chronic alcoholics are suicidal and that compulsion is necessary to intervene in an emergency situation, that the civil right concerned here could be construed as an individual's liberty to kill himself.

There was general agreement by the Committee that a new facility away from the Downtown area, such as the Alouette River Unit, and also away from the criminal element would be desirable.

Two motions were made - one to approve items 1, 2, 3, 5 and 6 of the proposed policy changes on pages 2 and 3 of the Manager's report and the other to approve the three recommendations of the Director of Social Planning on page 4; however, neither was voted upon.

Following discussion, it was

RECOMMENDED

THAT consideration of the City Manager's report dated July 6, 1978, on chronic alcoholics, be deferred for further consideration at the next meeting of the Community Services Committee and representatives of the Civil Liberties Association be requested to comment at that time on legal safeguards which could be provided to protect the civil liberties of chronic alcoholics who must be treated.

The meeting adjourned at approximately 3:40 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 365 & 366

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JULY 13, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 13, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
 Alderman Brown
 Alderman Kennedy
 Alderman Puil

ABSENT : Alderman Gibson

CLERK TO THE
 COMMITTEE : E. Bowie

CONSIDERATION1. Kingsway Task Force

Council, on November 8, 1977 approved the Planning and Development's recommendation that the Director of Planning, in co-operation with the City Engineer, prepare a report on ways and means of studying the area along Kingsway from Boundary Road to Rupert Street, and that the Director of Planning place a hold on the processing of current rezoning applications until this report is received.

On January 10, 1978 Council approved the following recommendations of the Planning and Development Committee, dated December 15, 1977:

- A. THAT the Task Force approach and program outlined in the report of the City Manager dated December 7, 1977 for a study to determine development policies for Kingsway, be approved.
- B. THAT the Director of Planning continue to place a hold on the processing of the rezoning applications outlined to the Committee at its October 20th meeting.

The Committee considered the Kingsway Task Force Summary Report on May 18, 1978 and made the following recommendations which Council approved on May 30, 1978:

- "A. THAT Council receive the Kingsway Task Force Summary Report.
- B. THAT the Director of Planning be instructed to hold a Public Information Meeting in the community and circulate the Task Force Conclusions to affected individuals and community groups in the Study area and invite their comments.

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
July 13, 1978

(II-2)

Clause No. 1 continued:

C. THAT after comments have been received from community groups, etc., the Director of Planning and City Engineer report back to a special joint meeting of the Standing Committees on Planning and Development and Transportation on Task Force recommendations."

and the following recommendation contained in the City Manager's report dated May 11, 1978 be deferred:

"D. THAT the Director of Planning be instructed to commence processing rezoning applications which have been withheld pending completion of this Study; the final report(s) to Council be deferred until Council has considered recommendations of the joint committees."

The Committee had for information a memorandum dated June 29, 1978 (copy circulated) in which the Associate Director, Area Planning, Mr. R. R. Youngberg, summarized the major points arising from the public information meeting held on June 21, 1978. A representative from the Planning Department, Mr. W. Dickinson, guided the Committee through this report. Also present for the discussion was Mr. R. Scobie, Planning Department, as well as a number of developers and business representatives from the Study Area.

The Committee considered comments from the staff representatives on the Kingsway business representatives request that the present hold placed on the processing of rezoning applications be lifted to allow preliminary processing of applications to go forward. Mr. Scobie reviewed the staff work and time commitment involved in preliminary processing of development permits.

In response to a question from the Committee Mr. Dickinson advised that the final report on the Kingsway Task Force Study was being jointly prepared by the Director of Planning and the City Engineer and would be available by the end of August for presentation to Council in early September.

The Chairman indicated that representatives of the Kingsway business community would be invited to attend the joint meeting of the Planning and Development and Transportation Committees when the final report on the Kingsway Task Force Study is being considered.

A tie vote resulted on the following motion and therefore it is submitted to Council for,

CONSIDERATION

THAT the Director of Planning be instructed to commence preliminary processing of rezoning applications which have been withheld pending completion of the Kingsway Task Force Study and the report(s) to Council be deferred until Council has considered recommendations of the joint Committees.

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
July 13, 1978

(II-3)

RECOMMENDATION

2. Redevelopment of the North Shore of False Creek

In April of this year Council received a report from Rhone and Iredale, Architects, on preliminary concepts for the redevelopment of the north shore of False Creek. This preliminary study was funded by the Provincial Government who have taken the position that if there is to be a further investigation of this concept it is necessary for the City to fund the next stage of the Study.

The large scale redevelopment proposal made provision for such things as:

- an international exposition
- a stadium and sports centre
- an exhibition hall and convention facilities
- a transportation terminal related to known transportation objectives
- a hotel
- a museum of science and technology
- other related uses

The Committee had for consideration a Manager's report dated June 20, 1978 (copy circulated) in which the Director of Planning reports on the proposal to engage consultants for the purpose of further study of the general concept for the redevelopment of the north shore of False Creek.

Mr. R. Iredale, of Rhone and Iredale, Architects, was present at this meeting.

The Director of Planning suggested revised terms of reference for the Study in the event that Council feels the Study is worthwhile and approves it. The revised terms of reference alter the emphasis from an investigation of the details of the preliminary concept to a more general analysis.

A letter dated April 17, 1978, from Rhone and Iredale, Architects, describes very simple terms of reference for a continued study and estimates a cost of \$15,000.

The Director of Planning and City Engineer gave reasons why this Study should not be undertaken at this time. The major reason relates to the hiring of an additional consultant in this time of fiscal restraint on the part of the City.

Following a brief discussion the Committee,

RECOMMENDED

THAT the proposal from Rhone and Iredale, Architects, to proceed with further study of a general concept for the redevelopment of the north shore of False Creek - Sub Areas 2 and 3 be not approved.

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
July 13, 1978

(II-4)

3. Amendments to the National Housing Act

The Committee had for consideration a Manager's report dated June 29, 1978 (copy circulated) in which the Director of Planning comments on the housing components as related to the alterations to the National Housing Act. This report deals with the housing components of the changes. The implications of the proposed community services program, a program to provide funding for neighbourhood improvement, community facilities and municipal infrastructure, are currently being analysed by Finance, Planning and Engineering Departments and will be the subject of a subsequent report.

The basic intents of the housing changes are stated to be:

- To increase the amount of housing available to meet the needs of low income households.
- To pursue a policy of disentanglement whereby the Federal role in planning and regulating housing and community services programs is reduced and Provincial and presumably municipal responsibilities are expanded.
- To further the use of private funds to finance housing activities.

Dr. Ann McAfee was present at this meeting and guided the Committee through this report. She explained in some detail, the differences existing between the old NHA programs and the proposed new programs, the principal funding sources and the terms under which these programs will operate. (See Appendix I of the report.)

Mr. Casson of Central Mortgage and Housing Corporation attended the meeting and answered various questions and concerns put to him by the Committee relating to the new guidelines.

A representative from De Cosmos Village spoke to the Committee and put forward the following points regarding the amendments' effect on co-op housing.

- (i) There should be a fixed capital subsidy for the life of the mortgage.
- (ii) Extra subsidy for lowest income groups should be assured.
- (iii) For the members of a co-op -- housing charges based upon what it costs the co-operative to operate the housing, not upon an artificial scale such as income.
- (iv) The role of C.M.H.C. acting as a "lender of last resort" can only be meaningful if sufficient funds are budgeted each year to pick up the shortfall between financial institutions' supply of mortgage funds and housing co-operatives' demand for such funds. This is especially true in the first years of privatized financing. It means the Federal Government should commit itself to annually consulting with Co-operative Housing Foundation of Canada on the direct lending capital needs of the co-op sector. This is probably important for the municipalities as well.

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
July 13, 1978

(II-5)

Clause No. 3 continued:

- (v) The requirement for "best buy" should be dropped as it is unnecessary. Of course, co-ops will attempt to obtain the best opportunity in their area as long as they can also be assured that the needs of the group are met. To attempt to administer the fundamental choices each co-op must make, will result in wasteful and damaging interference on the part of C.M.H.C.
- (vi) That no maximum project be imposed on co-operatives.

No experience has surfaced which relates the success of a co-op to its size. If a group has the organizational resources to undertake a large co-op project, C.M.H.C. should judge the group on its merits, not set arbitrary limits.

Following discussion, the Committee

RECOMMENDED

- A. THAT as housing programs have their most direct impact at the local level, Federal and Provincial governments should be encouraged to include municipal representatives in future negotiations on new housing policies and programs, and particularly the Province should discuss the programs with the City and other affected groups prior to signing master agreements with the Federal Government.
- B. THAT senior governments be requested to consider some form of additional subsidy to ensure that the new "low income" housing program actually reaches low income households in large cities like Vancouver.
- C. THAT in order to ensure that non-profit groups currently in the planning and development stages of new projects are able to proceed with their proposals with minimal delay, the Minister of State for Urban Affairs and Central Mortgage and Housing Corporation be requested to:
 - (i) continue the existing non-profit programs (Sec. 15.1, 34.18) until details of the new low income program have been finalized; and
 - (ii) ensure that sufficient funds are provided in the 1978 and 1979 C.M.H.C. capital budget to meet the anticipated level of commitments to new projects.
- D. THAT the Minister of State for Urban Affairs and C.M.H.C. review the new low income program details as noted on the City's brief, with particular attention directed to the proposed rent-to-income scale pegged to comparable market rental rates. Consideration should be given to some alternative scheme whereby the basic objectives of non-profit housing -- including its role of providing alternative accommodation to market units, which is not subject to undue inflationary increases and which is both responsive to the needs of tenants and affordable to households of modest means -- can be met.

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
July 13, 1978

(II-6)

Clause No. 3 continued:

- E. THAT C.M.H.C. require lenders and builders to indicate to borrowers under the new assisted home ownership program the implications of these loans, including the escalating carrying cost and the accumulating capital debt.
- F. THAT the Minister of State for Urban Affairs be encouraged to maintain the interest reduction assistance provisions of the new low income program and the overall policy of "disentanglement".

4. Enclave 15 - Champlain Heights

The Committee had for consideration a Manager's report dated June 30, 1978 (copy circulated) in which the Champlain Heights Project Manager is requesting the authority of Council to advertise Enclave 15 for lease.

The approved Concept Plan for Champlain Heights calls for a mix of incomes. The Project Manager feels that the income mix policy will be achieved in Phase I developments; and in the event there turns out to be deficiencies in the income mix, adjustments can be made within the Phase II program. However, the Project Manager stated that satisfying the income mix guideline is a struggle as there have been only two "bone fide" government assisted programs applicable to Champlain Heights. The first is the Section 34.18 co-operative program which is a very solid program and one that has a proven track record. This co-op program virtually guarantees the income mix for the life of the ground lease. The second, Section 15.1 non-profit rental program provides assistance which allows units to be rented at "non-profit" rents. While there are no guarantees that these units will be rented by low and middle income people, with the Greater Vancouver Housing Corporation acting as the non-profit builder in Champlain Heights, the City has a good expectation that this will occur.

These non-market housing programs are currently being revised by C.M.H.C. The information that is currently available indicates that the revisions may provide for income mixes and rents geared to income in both co-ops and in non-profit rental developments. There remain questions as to what Provincial subsidies will be available to assist low income families. However, in general, it appears that the co-op and non-profit rental programs can be employed in Champlain Heights.

Several development companies have expressed interest in Enclave 15 for townhouse and apartment rental development under a new Federal Housing Program similar to the old Assisted Rental Program (ARP). This would permit development of strata-title units to be sold to an investor group who would operate the project on a rental basis with a "graduated payment mortgage" (GPM). This mortgage would enable the developer to rent the units at "market rent" as opposed to "economic" or "full recovery rent". A project such as the one proposed for Enclave 15 would qualify as a "multiple unit residential building" (MURB) which would provide

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
July 13, 1978

(II-7)

Clause No. 4 continued:

developers the opportunity of a capital cost allowance deduction from other income.

Two features of the GPM program are of concern to the City.

- (1) With the GPM, rents are never below market and therefore, only those persons who can afford market rents will be able to occupy these units.
- (2) To be marketable as a MURB the project must be stratified. Stratification means that at the end of the lease, if the City wishes to redevelop the land, the Strata Titles Act requires the City to purchase the strata improvements. This is also the case in Enclaves 3 and 16. However, it is not required under the co-op or non-profit rental programs and therefore these programs effectively provide a more advantageous redevelopment opportunity. Stratification also means that it is possible that the units could be removed from the rental sector without following the process of the Conversion By-law.

Nevertheless, because the opportunity to develop Enclave 15 as a GPM project exists and because the project could provide family oriented rental accommodation for middle income households in its first years of operation, the Project Manager proposes that Enclave 15 be developed as a GPM project.

The Champlain Heights Project Manager has recommended:

- A. THAT Council authorize the Project Manager to take the necessary steps to lease Enclave 15 - Champlain Heights on the basis of a 99-year prepaid ground lease for a 115 unit strata-title housing development.
- B. THAT the Project Manager report back to Council when bids have been opened and analysed in order to obtain Council's authority to complete the lease.

In the report the Director of Planning expresses concern that the main impetus is to get housing development underway rather than:

- a) providing housing for those who most need it; and
- b) achieving Council's social income mix objectives for Champlain Heights.

He also states that a related question is whether the City should make public land available to developers to primarily service "investor" demand which is comprised of high-income earners who are seeking tax shelters offered under the GPM program, particularly when we know that marginal benefits are passed on to the lower income groups who are seeking affordable housing in this City. There is also some uncertainty about the final guidelines for these Federal Government housing programs suggesting that any commitment for designating a GPM program in Enclave 15 may be premature.

Following discussion of this report with the Project Manager, the Committee,

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
July 13, 1978

(II-8)

Clause No. 4 continued:

RECOMMENDED

THAT the recommendations of the Champlain Heights Project Manager be deferred and the Project Manager report on the viability of using either the Government assisted co-op program or the non-profit rental programs under Sec. 15.1 of the National Housing Act.

FOR COUNCIL ACTION SEE PAGE(S) 567

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

July 13, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, July 13, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:45 p.m.

PRESENT: Alderman W. Kennedy, Chairman
D. Bellamy
M. Ford
M. Harcourt
H. Rankin

COMMITTEE CLERK: J. Thomas

The Minutes of the meeting of June 22, 1978, were adopted.

1. Sidewalk Cafes

At the meeting of January 26, 1978, when discussing the Marathon Cafe and obstruction problems presented by sidewalk cafes generally, the Committee recommended:

"That approval for the sidewalk cafe adjacent to the Marathon Restaurant be deferred pending a review of the guidelines relating to the installation and design of sidewalk cafes."

In a Manager's Report dated July 6, 1978, (circulated) before the Committee for consideration, the City Engineer commented on the guidelines and recommended that they be approved. It was also recommended that the following two new applications to operate sidewalk cafes be approved:

- 1) Marathon Restaurant, 3121 West Broadway (New Owner)
- 2) Figaro's Frozen Food Bar, 917 Denman Street.

The report stated both applications had been considered and the proposals were acceptable to the Health Department; the locations were satisfactory from an Engineering Department standpoint and the Supervisor of Properties had determined appropriate rental rates for the use of City sidewalk at both locations.

If approved, the Provincial Liquor Administration Branch would be so advised.

The Assistant City Engineer addressed the Committee and reported the new owner of the Marathon Restaurant had been advised of the difficulties experienced during the 1977 season and had presented a new design which was acceptable under the guidelines.

Mr. Rudberg advised an eight foot sidewalk clearance was the normal requirement, dependent on pedestrian volume. The fixtures had to be capable of removal within 24 hours if required.

Cont'd . . .

REPORT TO COUNCIL
Standing Committee of Council
on Transportation
July 13, 1978

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Alderman Ford questioned the situation regarding the sidewalk cafe adjacent to Trimble's, located at 10th Avenue and Trimble. She advised it had not been dismantled on the due date, October 31, 1977, and had the appearance of a permanent fixture.

Mr. B. MacGregor, Traffic Division, stated the owner of Trimble's had not complied with repeated requests that the sidewalk cafe be removed. The situation would be closely monitored this year, and if non compliance was again observed, the cafe owner would risk losing his license.

RECOMMENDED

- A) that year-to-year lease agreements be executed with:
 - (1) the Marathon Restaurant, 3121 West Broadway;
 - (ii) Figaro's Frozen Food Bar, 917 Denman Street;
- B) that the sidewalk cafe guidelines be approved
- C) that the Provincial Liquor Administration Branch be advised that City Council has no objection to the sale of liquor at these sidewalk cafes.

2. Metrication of Street and Traffic By-law No. 2849

The Committee had for consideration a Manager's Report dated June 27, 1978, (circulated) in which the City Engineer recommended amendments to the Street and Traffic By-law to complete metrication of the By-law.

The Assistant City Engineer, Traffic Division, advised the amendments related to two basic changes:

- 1) deletion of the requirement for trucks to display particulars of overall length
- 2) provision for combinations of three-unit vehicles up to a maximum length of 22 metres (72 feet 18 inches), an overall length increase of two metres.

It was

RECOMMENDED

THAT the amendments to the Street and Traffic By-law No. 2849 contained in the Manager's Report dated June 27, 1978, be approved and the Director of Legal Services be instructed to prepare and present the appropriate By-law amendments.

3. Metrication of the Granville Mall By-law No. 4792

The Committee had for consideration a Manager's Report dated July 6, 1978, (circulated) in which the City Engineer recommended amendments to the Granville Mall By-law providing for conversion to metric measure.

RECOMMENDED

THAT amendments to the Granville Mall By-law No. 4792 contained in the Manager's Report dated July 6, 1978, be approved and the Director of Legal Services be instructed to prepare and present the appropriate By-law amendments.

The meeting adjourned at approximately 4:00 p.m.

IV

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JULY 13, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, July 13, 1978, in the No. 3 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman M. Brown, Chairman
Alderman D. Marzari
Alderman G. Puil
Alderman B. Gerard

ABSENT : Alderman W. Gibson

COMMITTEE CLERK : G. Barden

RECOMMENDATION AND CONSIDERATION

1. Departmental Review - Reports Back
on Budget Reductions

At the last meeting of the Finance Committee held on June 29, 1978, it was felt more time was required to review the reports on budget reductions from departments and board prior to making recommendations to Council and the matter was deferred to this meeting of the Committee.

The Committee considered reports as follows:

Planning Department

The Planning Department was instructed by Council to reduce its basic budget by 5% in 1979, with a reduction of 1/3 of the 5% in 1978. The Committee considered the suggestions of the Planning Department to meet the reductions and following discussion, it was

RECOMMENDED

- A. THAT the Planning Department's budget for 1978 be reduced by approximately \$35,000, as described in Section 1 of the Planning Department report, and anticipating the reductions relating to the staff positions, reducing the 1979 budget by about \$25,000.
- B. THAT the Director of Planning develop a strategy for immediate implementation that holds vacated positions unfilled, utilizing those positions to make adjustments within departmental staffing to achieve a reduction in the Department's establishment in a way that is commensurate with the goals of the Department and the order of priority of the functional areas of planning work as recommended in the Departmental Review of September, 1977. This would mean that reductions in 1979 would be related to the functions listed below, with the emphasis in the following order:

Report to Council
Standing Committee on Finance & Administration
July 13, 1978 (IV-2)

Clause No. 1 continued:

(i) Reduce Assistance to Outside Groups

Reductions could be effected in staff attendance at evening meetings, service to the Urban Design Panel, and assistance to the Vancouver City Planning Commission.

(ii) Reduce Developing Plans for the Whole City

Modest savings could be achieved by standardized methods of evaluation of major proposals.

(iii) Reduce Planning for Areas of the City

Reductions could be effected in local area planning activity, e.g. operating from City Hall rather than site office and reduced attendance at night meetings.

(iv) Reduce Development Control Work

Although it is considered undesirable to reduce the present level of service on development control, savings could be achieved through providing more explicit by-laws and guidelines for applicants, requiring applicants to provide more information with applications, and some reduction in staff assistance to the public in the interpretation of by-laws and development control processes.

(v) Reduce Work of Developing an Understanding of the City

Some savings could be achieved through reducing information services and frequency of housing status reports and greater use of computer services.

C. THAT the Director of Planning be instructed to produce the Department's Annual Review for next year for consideration by the incoming Council based upon a basic budget 5% less than that approved for 1978, with savings being effected in the areas noted in (B) above.1

D. THAT the Director of Planning report to the Committee on complete work program listing specific items of reduction.

The Committee did not take any action on the following recommendation of the Planning Department:

"That revenues directly related to the work of the Department, such as fees for rezoning development permit and subdivision applications be included in the Department's annual operating budget."

Report to Council
Standing Committee on Finance and Administration
July 13, 1978 (IV-3)

Clause No. 1 continued:

Finance Department

The Director of Finance reported that progress on budget reductions is as anticipated in the Departmental Review with the exception of the item regarding a reduction in Scavenging Billing Staff. If he cannot achieve that particular saving directly or in conjunction with water meter billing operation, then he will try to propose an alternative to Council. The following recommendations on budget reduction were submitted to the Committee:

(a) Budget Cut Assured

Clerk Typist II - (Accounting)	\$11,600
Payroll Clerk - (Accounting)	16,930
Reduce Paper Budget -)	20,000
Reduce Card Budget -) Computer	1,500
Reduce Magnetic Tape Budget -) Services	2,000
	<hr/>
	52,030

(b) Budget Cut Likely

Clerk II - (Accounting)	9,000
Change water meter billings - (Revenue & Treasury)	30,000
	<hr/>
	39,000

(c) Budget Cut a Possibility

Scavenging Staff (1) -)	13,620
By-law Collections Staff (1) -) Revenue	9,600
Eliminate post-paid envelopes -) &	4,500
Cashier II and install tubes -) Treasury	15,300
Cashier II -)	5,000
	<hr/>
	48,020

TOTAL **\$139,110**

Following discussion, it was

RECOMMENDED

THAT the Director of Finance continue with his program of implementing budget reductions as outlined above and report back to the Committee on progress.

Engineering Department

The Engineering Department was requested by Council to bring forward alternative revenue budget reductions with a target overall reduction of 1%. The Engineering Department prepared their proposed reductions on an annual basis for 1979 and noted the impact of it would achieve their target of \$76,000 reduction for 1978.

The Committee considered the alternatives submitted and following discussion, it was

Report to Council
Standing Committee on Finance and Administration
July 13, 1978

(IV-4)

Clause No. 1 continued:

RECOMMENDED

THAT the Engineering Department make budget reductions totalling \$185,000 as follows:

A. Reduce Streets budget as follows

- trimming boulevards - \$20,000 annually
- maintenance of special surfaces - \$10,000 annually
- maintenance of gravel shoulders - \$5,000 annually
- maintenance of gravel lanes - \$10,000 annually

B. Reduce Sewers budget as follows

- unstopping connections - \$4,000 annually
- maintenance of sewers - \$2,000 annually
- cleaning of sewers - \$2,500 annually

C. Reduce Electrical budget by \$12,500 annually for removal of posters.

D. Reduce Yards Services budget by \$5,000 annually for repair and replacement of hand tools.

E. Reduce the Waterworks budget by \$15,000 annually in various maintenance accounts.

F. Reduce Sanitation budget as follows

- discontinue special pickups - \$5,000 annually
- reduce street cleaning - \$20,000 annually

G. Reinstate the property owner's charge for lane oiling at a rate that would achieve the full cost of the lane oiling program (\$74,000 for 1978) being paid for by the property owners.

The following motion was put and resulted in a tie vote and is therefore submitted to Council for CONSIDERATION:

H. THAT the Traffic Budget be reduced by \$3,000 annually for replacement of street name signs.

(Ald. Brown and Marzari opposed)

Social Planning Department

The Social Planning Department was instructed by Council to reduce its net annual budget by 5% (\$20,000) and report back on details of reductions and time schedules for implementation. Also, it was agreed that the Director of Social Planning would report back on reducing the budget of his Department by \$10,000 in the Urban Reader budget as one area of reduction of the 5% on a different time frame basis with an 18 month time limit.

The Director of Social Planning reported that budget reductions of \$18,430 for 1978 were achieved by Social Planning Department during the Manager's Budget review, prior to the commencement of the Finance Department's budget review procedure.

Report to Council
 Standing Committee on Finance and Administration
 July 13, 1978 (IV-5)

Clause No. 1 continued:

On April 6, 1978, the Finance Committee approved a recommendation that the Urban Reader budget be reduced by \$10,000 over an 18 month period. This was approved by City Council on April 11, 1978. Between \$5,500 and \$6,000 can be saved in this budget appropriation if Urban Reader staff can be moved to City Hall and incorporated within the Social Planning Department. Space needs are still under review in the East Wing and it is not yet known whether this move can be made. The Director is pleased to report that Royalties from the sales of the book "VANCOUVER'S FIRST CENTURY" written by Urban Reader staff in the amount of \$14,556.74 have been received by the City and can be applied as a credit against the budget.

Following discussion, it was

RECOMMENDED

THAT the foregoing Departmental expense decreases and revenue increases and review of the Urban Reader account be accepted as fulfillment of the Social Planning Department's obligation for budget reductions in 1978 and 1979.

(Alderman Brown opposed)

Park Board

The Park Board was requested by Council to report on options to achieve a 5% reduction in their operations. The Park Board report on these reductions fell below Council's instruction for 1978 and did not meet requirements for 1979.

The Park Board submitted proposed reductions as follows:

- Elimination of full-time positions as listed on Page 3 of the Park Board report	25,585
- Reduction of casual staff as listed on Page 4 of the Park Board report	19,500
- Reducing staff levels and expenses in supplies and services for supervised playgrounds	10,000
	<hr/>
	55,085
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Following discussion, it was

RECOMMENDED

THAT the reduction of \$55,085 as outlined above be approved and the Park Board report back to the Committee on further reductions to achieve the 5% reduction as instructed by Council.

Report to Council
Standing Committee on Finance and Administration
July 13, 1978 (IV-6)

RECOMMENDATION

2. Operation of New Upgraded Facilities
- Park Board

The City Manager noted that the following two reports from the Park Board involve extra operating costs for new or upgraded facilities, provided largely through outside funding programs (NIP, Urban Demonstration Program etc.). Additional similar facilities will be coming on line in the next few years. He felt it would be helpful for Council to obtain a clear understanding of anticipated operating costs arising out of planned capital expenditures, on new or upgraded facilities.

Following discussion, it was

RECOMMENDED

THAT the Park Board be requested to provide the Finance Committee with estimates of additional operating costs for all new or expanded facilities expected to be opened within the next five years.

3. Trout Lake Community Centre -
Health Club & Janitorial Staff

The Committee considered the attached Manager's report dated June 21, 1978, wherein the Superintendent of Parks reported on the Health Club and janitorial services at Trout Lake Community Centre. The report indicates where changes in operation and budget are required within the Health Club and summarizes the results of the janitorial review.

Kevin Pike, East Area Recreation Manager, attended the meeting and spoke to the report.

Following discussion, it was

RECOMMENDED

A (i) THAT 1978 gross expenditures for the Trout Lake Community Centre Health Club be reduced from \$60,281
by \$14,340
to \$45,941.

(ii) THAT 1978 gross revenues for the Trout Lake Community Centre Health Club be reduced from \$56,280
by \$32,270
to \$24,010.

(iii) THAT the 1978 net increase in expenditure as a result of (i) and (ii) above, amounting to \$17,930, be funded from Contingency Reserve.

B. THAT one additional full time position for a building service worker be established on a temporary basis at an additional 1978 cost of \$13,538, to be funded from Contingency Reserve, subject to classification by the Personnel Services Department.

C. THAT the Park Board report on the operation of the Health Club during their 1979 budget review.

Report to Council
Standing Committee on Finance and Administration
July 13, 1978 (IV-7)

4. Kitsilano Community Centre Health Club

The Committee considered the attached Manager's report dated June 21, 1978, wherein the Superintendent of Parks reported on the Health Club at the Kitsilano Community Centre. The report outlines program, control, staffing, operating schedule and budget for the Health Club.

Mrs. Dorothy Asuma, West End Recreation Manager, attended the meeting and spoke to the report.

Following discussion, it was

RECOMMENDED

A. THAT the following full-time position be established:

- Health Club Attendant
Class No. 250-2 Pay Grade 16
Rate \$1005.00 per month.

B. THAT the following part-time positions be established:

Swimming (health club) Instructors II
Class No. C-94 Pay Group 21
Rate \$5.90 per hour (20 hours per week Summer)
(70 hours per week Winter)

Cashiers (ticket sales)

Class No. C-10 Pay Group 8
Rate \$4.13 per hour (25 hours per week Summer)
(60 hours per week Winter)

C. THAT operating funds in the amount of \$27,876.00 for 1978 be approved.

D. THAT revenue estimates in the amount of \$17,835.00 for 1978 be approved.

E. THAT the 1978 net operating cost of \$10,041.00 be funded from Contingency Reserve.

F. THAT the Park Board be requested to report back on the operation of the Health Club in the 1979 budget review.

5. Grant Application - Burrard View/Wall Street Residents Association & Hastings/Sunrise Action Council

The Committee had for consideration a letter dated July 15, 1978, from the Burrard-View/Wall Street Residents Association requesting a grant of \$11,800 to enable them to make a study of the effects of erosion along the Wall Street Cliff. The total cost of the proposed project is \$35,185.00. The Federal Government Canada Works Program has indicated it will approve a grant of \$23,385 towards the project.

Mr. Gerry Brown and Mr. Bill Dronsfield, Burrard-View/Wall Street Residents Association and Mr. Don Stanley, Hastings-Sunrise Action Council, attended the meeting and spoke to the requested grant. They reported they require some equipment to conduct the study and it was suggested they contact the Engineering Department in this regard.

Report to Council
Standing Committee on Finance and Administration
July 13, 1978 (IV-8)

Clause No. 5 continued:

The Committee questioned the matter of responsibility for the erosion problem and the Deputy City Manager advised that in the past the City has taken the position that it should not be involved in the erosion problem or the solution to it.

Following further discussion, it was

RECOMMENDED

THAT the City Engineer report on the technical aspect of the project, the question of liability and loan of equipment.

The meeting adjourned at approximately 5:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 518-569

V

TO: VANCOUVER CITY COUNCIL

July 6, 1978

CLASSIFICATION: INFORMATIONSUBJECT: STREET PROSTITUTION

We, the Police, have been inundated with complaints regarding street prostitution and its ancillary problems in the downtown core of our City. The complaints have ranged from the mere fact that the prostitutes are visible, to traffic congestion created by their presence at specific locations.

The problem is an extremely complex one in that the existing legislation under the Criminal Code is ineffective in removing the prostitute from the street. Municipal and Provincial Laws have been ruled "Ultra Vires" and as a consequence the Police have been virtually "handcuffed" in dealing with the problem.

Handicapped as we are we have split the problem into two segments: firstly the street prostitute and secondly, the ancillary problems caused by the street prostitute, in an effort to control the existing situation.

You will note that we have said "control" rather than "solve". We view the Police role as one of maintenance of order and the protection of the rights of both our business and residential community. The issue of prostitution is a social problem which only society itself can resolve.

Due to the Court decisions regarding Section 195.1 Criminal Code of Canada, the Chief Constable and the Mayor met with Mr. Basford, the Minister of Justice. The summary of the meeting was:

1. Mr. Basford is satisfied that Vancouver and other major cities in Canada have a very serious problem with respect to street prostitution.
2. He is satisfied that the existing legislation under Section 195.1 of the Criminal Code is ineffective in dealing with the problem.
3. He advises that on the basis of the above, he has only one course of action open to him and that is to develop legislation which he feels will effectively deal with the problem. He has done this by way of proposed Bill C51. (Appendix 1)

Examination of the proposed legislation under C51 reveals that it would merely put us where we were prior to the Hutt decision. We would not be able to deal with the "trick" or customer under this legislation and policemen would still have to masquerade as tricks to acquire evidence to support charges.

Our position, and the position of our colleagues in the Canadian Association of Chiefs of Police, is that we want legislation which will enable a policeman in uniform to effectively deal with the street prostitute. We are satisfied that by adding the words "or loiters for the purposes of prostitution" to the proposed Section 195.1 as outlined in Bill C51, would serve our purposes.

Mr. Basford was informed of our position and that of our colleagues at the meeting. He indicated that he would be receptive to any submission from the police community. He was most sympathetic and reassured us that he had no means available to him to expedite the legislation.

Keeping these facts in mind we have turned our attention to the ancillary problems. When we say ancillary we mean those problems which have been caused either directly or indirectly as a result of the ever increasing street prostitute population, such as traffic congestion, squealing tires and horn blowing, public nuisance, and the social and environmental factors which are influencing people and prostitutes to congregate in the area.

- 2 -

To combat these problems we called together representatives from many resource groups such as the City Law, Social Planning, Permits & Licenses, Traffic Engineering, Health and Planning Departments, Attorney-General's Department, Ministry of Human Resources, Immigration Canada, Liquor Control and Licencing Branch, and the Crown Prosecutor's Office.

From this meeting we devised a three phase strategy.

PHASE I

Phase I will concentrate Police efforts to control the annoyances created by vehicular traffic by enforcement of existing law, e.g. Motor Vehicle Act Regulations re obstruction, squealing tires and horn blowing. The Traffic Division will deploy units to supplement patrol units in enforcing these regulations during the late evening and early morning hours.

(2) To augment the Davie Street beat with two members of the School Liaison Office and members at 52 Water Street. These additional members will be concentrating their efforts, in concert with the Department of Human Resources, on juveniles involved in prostitution and those potentially vulnerable in this regard.

(3) Morality and Immigration to work together in an attempt to remove alien prostitutes.

PHASE II

Phase II deals with those environmental factors which are contributing to the problem - liquor outlets, all-night cafes, clubs and convenience stores.

1. That the liquor store at Bute and Davie Streets either be removed or that the closing hour be 6:00 p.m.
2. That the hours of operation of the various clubs, cafes and convenience stores be curtailed to a common closing time (suggested) of 02:00 hours.

The effect of this phase, if implemented, would be to make the social and environmental factors more conducive to normality both in regard to traffic and street prostitution.

A combined report from Social Planning and Police will be submitted examining these proposals as to their feasibility.

PHASE III

Phase III calls for a change in the law. To be totally effective, to provide a long term solution to the problem lies in a concerted effort by the entire Justice System and the many resource groups within our City. The Police support any change in law which will make for effective enforcement and control of prostitution in our City.

FOR COUNCIL ACTION SEE PAGE(S) 560-561

APPENDIX IMartin's Criminal Code, 1976Section 195.1 Soliciting**"SOLICITING**

195.1 Every person who solicits any person in a public place for the purpose of prostitution is guilty of an offence punishable on summary conviction. 1972, c.13, s.15."

BILL C51An Act to amend the Criminal Code, the Canada Evidence Act and the Parole Act

"24. The said Act is further amended by adding thereto, immediately after section 195.1 thereof, the following section:

195.2 For greater certainty,

(a) "prostitution" in section 195.1 means sexual conduct performed by either a male or female person;

(b) "public place" in section 195.1 includes any means of transportation located in or on a public place; and

(c) soliciting need not be pressing or persistent conduct in order to constitute an offence under section 195.1."

FOR COUNCIL ACTION SEE PAGE(S) 560-561